

JEFFERSON COUNTY, MISSOURI – JOURNAL

November 3, 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, November 3, 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 Brian Haskins:	Absent
District 2 - Council Member Billy Crow Jr.:	Present
District 3 – Councilwoman Lori Arons:	Present
District 4 - Council Member Charles Groeteke:	Present
District 5 - Council Member Scott Seek:	Absent
District 6 - Council Member Tim Brown:	Present
District 7 - Council Member Bob Tullock	Present

IV. APPROVAL OF THE AGENDA

Council Member Charles Groeteke made a motion to amend the Agenda and remove item number 5 from the Agenda - 2026 Budget Agenda Discussion, seconded by Councilwoman Lori Arons. Council Member Groeteke stated this item has been resolved already and no longer needs a discussion.

Vote:

District 1 - Council Member Brian Haskins:	Absent
District 2 - Council Member Billy Crow Jr.:	Yes
District 3 – Councilwoman Lori Arons:	Yes
District 4 - Council Member Charles Groeteke:	Yes
District 5 - Council Member Scott Seek:	Absent
District 6 - Council Member Tim Brown:	Yes
District 7 - Council Member Bob Tullock:	Yes

Motion carried.

Council Member Charles Groetke made a motion to approve the Agenda as amended, seconded by Councilwoman Lori Arons.

Vote:

District 1 - Council Member Brian Haskins:	Absent
District 2 - Council Member Billy Crow Jr.:	Yes
District 3 – Councilwoman Lori Arons:	Yes

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District 4 - Council Member Charles Groeteke:	Yes
District 5 - Council Member Scott Seek:	Absent
District 6 - Council Member Tim Brown:	Yes
District 7 - Council Member Bob Tullock:	Yes

Motion carried.

V. COUNTY BUSINESS

- **Missouri Extension Council**

Ms. Mistti Ritter introduced herself and stated that she works for University of Missouri Extension as the Extension Engagement Specialist for Jefferson County and a Community Development Field Specialist and stated her Colleague Mr. Kevin Politte is the Chair for the Jefferson County Extension Council. A presentation was given providing an update of Extension activities in the County and followed up with their 2026 appropriations request.

- **Nuisance Properties Discussion**

Code Enforcement Mitch Bair gave a presentation regarding Code Enforcement and Nuisance Property Abatement. Mr. Bair explained what Code Enforcement mission is and what they do. This department does not go out looking for violations they are purely complaint driven. If someone wants to file a complaint they would go to <https://www.jeffcomo.gov/> . Most complaints come from the denser and developed areas of the County. Mr. Bair explained the process of what happens when a complaint is filed, they are:

- Complaint
- What is the complaint type – solid waste, building, planning/use, tallgrass.
- Site visit
- Friendly letter
- Return site visit
- Notice of Violation issued (ticket)
- Court date established
- More time extended for compliance
- Fine issued and case closed
- Another site visit
- Probation issued to gain compliance
- Another site visit
- Another fine issued
- Probation revoked

All of this can take up to 16 months. Counselor Jasha Kuenzel mentioned if an attorney is involved this can increase to 24 months or more.

Mr. Bair stated in 2024 \$242,126.93 was spent on abatement. Councilmembers discussed the issues they have in each of their districts and what can be done, with Director Bair responding.

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- **Tiny Homes Legislative Options**

Director Bair explained that there is no official definition of a “Tiny Home.” Each municipality defines it differently. Generally, tiny homes are described as small, single-family residences with no more than 400 square feet of occupiable space, excluding any loft areas. They can be either mobile or permanently fixed to a foundation but must comply with building codes and/or meet the definition of a recreational vehicle (RV). Mr. Bair noted that the best example of a Tiny Home Community in the area is the one permitted in Arnold, a mobile home park located within a densely developed subdivision. He also shared that, in researching Tiny Home Community layouts, he found that most designs include amenities such as sidewalks and other community features. The pros and cons of Tiny Homes are:

PRO’s

- Affordable and efficient
- Options for seniors
- Options to house the unhoused
- Repurpose obsolete mobile home parks

CON’s

- Code compliance challenges
- Appropriate location
- Required design features (i.e. sidewalks, etc.)?
- Property maintenance and code violation challenges

Councilmembers asked their questions, with Director Bair responding.

- **Data Centers in Jefferson County**

Councilman Charles Groeteke stated that there has been considerable discussion regarding data centers and noted that the City of Festus is currently working on ordinances related to them. He mentioned attending a public meeting about the Big Hollow electrical project in Festus, where approximately fifty people had registered to speak, though only twelve ultimately testified. Most of those who testified opposed converting the old power plant into a natural gas facility, citing concerns about potential rate increases, large-load customers, tariffs, and pollution issues. Mr. Groeteke shared that he has conducted extensive research on data centers and found that Loudoun County, Virginia, is a major hub for such facilities. He noted that the county has implemented various codes to address data center operations. Mr. Groeteke emphasized that the Council should carefully study the issue before moving forward without proper regulations.

Councilman Tullock agreed, stating that there is still much the Council does not know about data centers. He suggested that the Council consider its options carefully—what it can, cannot, should, or should not do—and proposed forming a committee or utilizing an existing one, such as the Economic Development Objective Ad Hoc Committee, to study the matter further.

Councilman Crow added that he had sent an email recommending that the Council gather as much information as possible and invite knowledgeable individuals to speak before the

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Economic Development Objective Ad Hoc Committee to discuss the pros and cons of establishing a data center in Jefferson County. Mr. Crow stated he has been reaching out to different contacts at different places to see if they will come and speak at committee meeting. Councilman Brown agreed this needs to be researched to find out what is true and what is false.

The Council discussed bringing this issue to the Economic Development Objective Ad Hoc Committee. Councilman Crow suggested to have people email their concerns, questions and things they have heard, so they can be compiled, processed and categorized. This way when the committee has speakers come in, they are prepared to answer them.

Councilman Groeteke asked Code Enforcement Director Bair if it is possible if we can get some guidance from our consultants on data centers and how it should fit into our new UDO. Mr. Bair said he has a Teams Meeting scheduled with them Wednesday and will bring up this topic to see if they can provide to us something on the front end, so we don't have to wait.

Executive Gannon suggested the committee meet to discuss the Data Center sooner rather than later. Dates were discussed when the Economic Development Objective Ad Hoc Committee should meet.

VI. ADJOURNMENT

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

Vote:

District 1 - Council Member Brian Haskins:	Absent
District 2 - Council Member Billy Crow Jr.:	Yes
District 3 – Councilwoman Lori Arons:	Yes
District 4 - Council Member Charles Groeteke:	Yes
District 5 - Council Member Scott Seek:	Absent
District 6 - Council Member Tim Brown:	Yes
District 7 - Council Member Bob Tullock:	Yes

Motion carried, and the meeting adjourned at 9:00 p.m.