

JEFFERSON COUNTY, MISSOURI – JOURNAL

November 25, 2025
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, County Council conducted a Regular Meeting on Tuesday, November 25, 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 Billy Crow Jr. 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 5 Scott Seek
Council Member, District 6 Tim Brown
Council Member, District 7 Bob Tullock

Absent:

V. **PROCLAMATIONS**

Proclamations were presented to both Mr. Danny Tuggle and Mrs. Susan Tuggle. County Executive Dennis Gannon read the proclamation for Mrs. Tuggle followed by Councilman Brian Haskins reading Mr. Tuggle Proclamation.

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

District 1 - Councilman Brian Haskins:

Mr. Haskins mentioned that he attended the Christmas parade in Kimmswick with his grandchildren, and they also spent time touring the town. He spoke about an article his daughter sent him regarding parks and the impact and revenue that they bring.

District 2 - Councilman Billy Crow Jr.:

Congratulated Mr. and Mrs. Tuggle and thanked them for all that they have given the

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County over the years.

Spoke regarding the Data Centers in our county, and stated that Council will be having an Economic Development Objectives Committee meeting on 12/3/25, at 3:00 p.m.

District 3 - Councilwoman Lori Arons:

Thanked Mr. and Mrs. Tuggle for everything they have done for the County.

Mentioned she had made a post regarding supporting small businesses and stated she had met Tim Heilwagner, from St. Louis Kolache. Mrs. Arons said if you haven't had a kolache they are to die for. Mr. Heilwagner's business is located at 1249 Watertower Place in Arnold. The phone number is (636) 333-2308.

District 4 - Councilman Charles Groeteke:

Thanked Mr. and Mrs. Tuggle for all their services to the County.

Reminded everyone to have a happy and safe Thanksgiving.

District 5 - Councilman Scott Seek:

He emphasized that the Council will thoroughly deliberate on this issue and will have extensive discussions well in advance. Therefore, the comments circulating on Facebook are not the most reliable source for information about data centers. He encouraged the public to attend Council and Committee meetings to engage in meaningful conversations — not about preventing data centers, but about how to make them work for Jefferson County in the right way, with transparency and the protection of residents as the priority.

District 6 - Councilman Tim Brown:

Wished everyone a Happy Thanksgiving and reminded everyone to be grateful and thankful for things we have.

Announced the De Soto 97th annual Christmas parade is this Saturday on Main Street. Asked everyone to please keep Mrs. Kuenzel and her family in your thoughts and prayers, as they have experienced a loss in their family.

District 7 - Councilman Bob Tullock:

Stated he had attended the MAC Conference recently along with directors from different Jefferson County departments.

Mentioned he also attended an AI class, taught by Jason Rinker. The class was given an update on how Mr. Rinker best uses AI and gave guides on how we can use it in the County.

This morning there was a meeting with Governor Kehoe, who stated one of his big objectives is the Property Tax cut. The Governor also spoke concerning Senate Bill-3 and logistics problems with getting it on the April Ballot and, if it does, how it is going to happen. This Bill is supposed to be similar to Senate Bill-190, but include everyone. Mr. Tullock said he has been doing some research on Data Centers. He met with some people who have first-hand experience with data centers who discussed what they have

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experienced and have gone through. Mr. Tullock mentioned he would be traveling to another state to visit their Data Center, which opened in 2012 or 2013. He stated he has a meeting set up with the Mayor and City Manager, to see what type of benefits and challenges they have had.

VII. PUBLIC COMMENTS

Mr. Drew Weber, Hamilton Weber Law Firm, 200 North Third Street, St. Charles, stated he represented the applicant and said he is in favor of the Bill.

Mr. Dominic Lawson, 206 Easton Street, De Soto, expressed his appreciation to the County Council for his reappointment to the Jefferson Franklin Community Action Corporation (JFCAC) Board of Directors. Mr. Lawson provided an update to an audit that was recently performed. The audit reflected that the JFCAC is well run and is financially sound in allocating the funds appropriately.

Mr. Anthony Ruble, 14 App Ometox Ridge, Festus, mentioned he spoke at the Festus Data Center, and had attended the Planning & Zoning session for Festus. Mr. Ruble said even though the majority of people who spoke were against the Data Center, Festus still passed it.

Mr. Alan Leaderbrand, 5062 Romaine Spring Drive, Fenton, spoke regarding Bill No. 25-11308, regarding Charter 405, Flood Damage and Prevention. Mr. Leaderbrand stated he hopes the issue is not forgotten about; the need to amend the ordinance to reduce the displacement of water from 1 foot to a lower amount.

Mr. Wilson Mathews, 1001 Veterans Boulevard, Festus, stated he was at the Council meeting on behalf of the U.S. Small Business Association Office of Disaster Recovery and Resilience. Mr. Mathews said he was at the meeting to share some information about one of their loan programs that is available to members of Jefferson County small businesses and non-profits. Mr. Mathews provided information regarding the loans available.

Mr. Don Bolinger, 2002 Adare, Festus, President of the Jefferson County Tourism Commission, Mr. Bolinger thanked the Council for its support and effort to increase tourism in Jefferson County. He stated during weekends where the Tourism Commission has helped to promote events they have seen as high as a 30% increase in local business.

VIII. APPROVAL OF THE AGENDA

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

No: None

Abstain: None

Motion Passed.

IX. APPROVAL OF THE JOURNAL

Approval of the November 3, 2025, Journal – Work Session.

Council Member Bob Tullock made a motion to approve the Journal from the November 3, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Approval of the November 10, 2025, Journal - Regular Meeting

Council Member Bob Tullock made a motion to approve the Journal from the November 10, 2025, Regular Meeting, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

X. PUBLIC HEARING

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A Public Hearing Regarding The Jefferson County, Missouri Proposed Budget for Fiscal Year 2026.

County Executive Gannon opened the Public Hearing and stated that any citizens who wanted to make comments in favor of, or in opposition to, the item on the Public Hearing to stand and be sworn in.

1. SWEARING IN OF WITNESSES

County Council Executive Assistant, Cherlynn Boyer, swore in the following witnesses: Mr. Alan Leaderbrand, 5062 Romaine Spring Drive, Fenton.

Executive Gannon asked if there were any citizens who wanted to speak in favor of the item on the Public Hearing. No citizens acknowledge that they wanted to make any comments in favor of the item on the Public Hearing. Mr. Gannon asked again and once more, and no one stood.

Executive Gannon asked if there were any citizens who wanted to speak in opposition to the item on the Public Hearing.

Mr. Leaderbrand thanked everyone for putting together a balanced budget and stated that St. Louis County is running an 80 million dollar deficit. Mr. Leaderbrand spoke regarding some questions and concerns he has with the proposed budget.

Executive Gannon asked if there were any other citizens who would like to speak in opposition to the item at the Public Hearing. No citizens acknowledge that they wanted to make any comments.

Executive Gannon, speaking on behalf of the dais, asked Auditor Kristy Apprill to answer a few questions to help clarify some of the issues that had been raised. Mr. Gannon first asked about the unencumbered portion of the bill. Ms. Apprill explained that this is typically included in the budget bill. Last year it was accidentally omitted from the bill's title, but not from its substance. She added that this portion is included in the 2026 Budget Bill, as it has been in previous years. Mr. Gannon then asked about the Recreational Use Tax. Ms. Apprill stated that, per the Department of Revenue, the city cannot report this tax under a separate account number until it has more than six dispensaries. The use of this tax is to pay down our debt first.

Council Member Bob Tullock made a motion to Close the Public Hearing regarding the Proposed Budget for Fiscal Year 2026 for Jefferson County, Missouri, 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,

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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.

XI. REPORTS FROM COUNTY EXECUTIVE

County Executive Gannon stated on November 1st you were presented with a balanced budget for the year of 2026. The total of this budget is \$165,575,765.00. Mr. Gannon mentioned the methods used to determine the anticipated revenues were from past trends and practical applications from previous experience. In 2026, we will pay down \$1.5 million on the certificates of participation. The current balance on this is \$4,503,000.00. As mentioned during the Budget Work Session, revenues were anticipated to be minimal growth. We asked each department to keep at or below the 2025 level. When increases were requested, we asked each requestor to justify the need. In some cases, final decisions were not pleasing to the requestor, but they did provide a balanced budget. Today I was presented with a 3-page budget amendment that was distributed and expect it will be presented to the Council to consider. Mr. Gannon stated he had not had time to review the document. So I will not be able to comment on the amendments that you may or may not provide this evening.

XII. RECONSIDERATION OF BILLS

None.

XIII. CONSIDERATION OF VETOED BILLS

None.

XIV. CONSENT AGENDA

Bill No. 25-11309 - An Ordinance To Authorize Jefferson County To Reimburse The City of Hillsboro, 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. 25-11310 - 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

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Execute The Agreements On Behalf Of The County Located In Council Districts 6 & 7.

Bill No. 25-11311 - An Ordinance Authorizing Jefferson County, Missouri, To Enter Into An Agreement Regarding Conditions Of Participation In The Private Sanitary Sewer System Replacement Program And Authorizing The County Executive To Execute The Agreement On Behalf Of The County Located In Council District 4.

Bill No. 25-11312 - An Ordinance Renewing The Agreement between Jefferson County, Missouri, Department Of The Sheriff, And Power DMS For The “PowerTime Subscription” And Authorizing The County Executive To Execute The Agreement On Behalf Of The County.

Bill No. 25-11313 - An Ordinance Authorizing Jefferson County, Missouri To Accept The Award of The JCSO Medical Alert Items 2025 Project Grant From the Jefferson Foundation And Authorizing The County Executive To Execute The Documents Necessary For The County To Participate In Said Grant.

Bill No. 25-11314 - An Ordinance Authorizing Jefferson County, Missouri To Accept The Award For The Missouri Highways And Transportation Commission Statewide Transportation Improvement Program On Call Work Zone Enforcement Program Grant And Authorizing The County Executive To Execute The Documents Necessary For The County To Participate In Said Grant.

Bill No. 25-11315 - 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 Bituminous Mixtures Materials 2026; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals.

Bill No. 25-11316 - An Ordinance To Utilize The State Of Missouri Contract Pricing Under The State Of Missouri Bath Tissue & Paper Towels-QVL Contract CC242191001-016 And To Authorize The Execution Of A Purchase For The Department Of Public Works.

Bill No. 25-11317 - An Ordinance To Utilize The State Of Missouri Contract Pricing Under The State Of Missouri Janitorial Supplies, Equipment and Product Support — QVL Contracts CC231344001-CC231344015 and CC241309001-CC241309005 And To Authorize The Execution Of A Purchase For The Department Of Public Works.

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Bill No. 25-11318 - An Ordinance Approving A Cooperative Agreement With The State Of Missouri, Department Of Social Services, Family Support Division And The Jefferson County Prosecuting Attorney And Circuit Clerk's Office For Reimbursement Of Child Support Services And To Authorize The County Executive To Execute The Agreement On Behalf Of The County.

Bill No. 25-11319 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Sheriff's Office K9 Services 2025, Department Of The Sheriff.

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 2 Billy Crow, 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.

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

XVI. CONSIDERATION OF RESOLUTIONS

Resolution No. R25-11103 - A Resolution And Order Determining That Applicant, Keith Schrameyer, Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2025 And Approving The Payment Of Surplus To The Applicant.

Council Member Bob Tullock made a motion to read Resolution No. R25-11103 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Scott Seek read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-11103 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 5 Scott Seek,

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Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Resolution No. R25-11104 - A Resolution And Order Determining That Applicant, Simplihomes, LLC, Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2025 And Approving The Payment Of Surplus To The Applicant.

Council Member Bob Tullock made a motion to read Resolution No. R25-11104 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Scott Seek read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-11104 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 Groetke, 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. 25-11320 - An Ordinance Approving An Application By The Jefferson County Community Mental Health Fund Board To Change Its Name To The Jefferson County Mental Health Fund.

Council Member Bob Tullock made a motion to introduce Bill No. 25-11320 by title, seconded by Councilwoman Lori Arons; Council Member Scott Seek read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-11320 and move to Perfection, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-11321 - An Ordinance Approving The Budget For Fiscal Year 2026 And For The Appropriation Of Funds Therein, Transferring Unencumbered Fund Balances And Providing For A "COLA" As Set Forth Herein

Council Member Billy Crow made a motion to introduce Bill No. 25-11321 by title, seconded by Council Member Brian Haskins; Council Member Scott Seek read the Bill by Title.

Council Member Billy Crow made a motion to approve Bill No. 25-11321 and move to Perfection, seconded by Council Member Brian Haskins.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 5 Scott Seek

No: Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 7 Bob Tullock

Abstain: Council Member, District 6 Tim Brown

Motion Failed.

Bill No. 25-11322 - An Ordinance Approving Application PB25-0012 To Rezone A Parcel Of Property From Single Family Residential (R7) Zone District To Planned Residential (PR1) Zone District And Development Plan For "Reserve At Liguori Bluffs" Located In Council District 4.

Council Member Charles Groeteke made a motion to introduce Bill No. 25-11322 by title, seconded by Councilwoman Lori Arons; Council Member Scott Seek read the Bill by Title.

Council Member Charles Groeteke made a motion to approve Bill No. 25-11322 and move to Perfection, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XVIII. PERFECTION OF BILLS

Bill No. 25-11308 - An Ordinance Amending Title IV, Chapter 405 Of The Code Of Ordinances Of Jefferson County, Missouri By Repealing The Existing Flood Damage Prevention Ordinance And Adopting In Its Place And In Lieu Thereof A New Chapter 405: Flood Damage Prevention To Be Known As The “Jefferson County, Missouri Flood Damage Prevention Ordinance”; And Providing For An Effective Date Thereof.

Council Member Bob Tullock made a motion to place Bill No. 25-11308 on its second reading by title, seconded by Councilwoman Lori Arons; Council Member Scott Seek read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-11308 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XIX. FINAL PASSAGE OF BILLS

Bill No. 25-11308 - An Ordinance Amending Title IV, Chapter 405 Of The Code Of Ordinances Of Jefferson County, Missouri By Repealing The Existing Flood Damage Prevention Ordinance And Adopting In Its Place And In Lieu Thereof A New Chapter 405: Flood Damage Prevention To Be Known As The “Jefferson

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County, Missouri Flood Damage Prevention Ordinance”; And Providing For An Effective Date Thereof.

Council Member Bob Tullock made a motion to place Bill No. 25-11308 on its third reading by title, seconded by Councilwoman Lori Arons; Council Member Scott Seek read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-11308 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

Councilman Brian Haskins noted that the Parks Department is significantly underfunded and suggested that the Council consider a small increase in funding. He made a motion to add to the next agenda, under Other Matters, a discussion on allocating 1/16 of a sales tax to the Parks Department, seconded by Councilman Scott Seek. After further discussion, Councilman Haskins withdrew his motion, and Councilman Seek subsequently withdrew his second.

XXI. OTHER MATTERS

Motion To Acknowledge Receipt Of The Jefferson County Treasurer’s Monthly Settlement And Financial Report For September 2025 And To Place On File In The County Clerk’s Office. (*Department of the Treasurer*)

Council Member Bob Tullock made a motion to Acknowledge Receipt of the Jefferson County Treasurer's Monthly Settlement and financial report for September 2025 and to place on file in the County Clerk's office, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Absent:

Motion Passed

XXII. CLOSED SESSION

Closed Session Pursuant To Section 610.021 Subdivision (2) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing The Leasing, Purchase, Or Sale Of Real Estate By The County Where Public Knowledge Of The Transaction Might Adversely Affect The Legal Consideration Therefor.

Council Member Bob Tullock made a motion to Enter Closed Session Pursuant to Section 610.021 Subdivision (2) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing The Leasing, Purchase, Or Sale Of Real Estate By The County Where Public Knowledge Of The Transaction Might Adversely Affect The Legal Consideration Therefor, and Subdivision (3) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Hiring, Firing, Disciplining, Or Promoting Of Particular Employees When Personal Information About The Employee Is Discussed Or Recorded, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

The meeting entered Closed Session in the Assembly Room at 7:06 p.m. and reconvened at 8:32 p.m.

Council Member Bob Tullock made a motion to enter back into Open Session, seconded by Council Member Billy Crow Jr.

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Closed Session Pursuant To Section 610.021 Subdivision (3) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Hiring, Firing, Disciplining, Or Promoting Of Particular Employees When Personal Information About The Employee Is Discussed Or Recorded.

XXIII. ADJOURNMENT

Council Member Bob Tullock made a motion to adjourn, seconded by Council Member Billy Crow Jr.

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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Absent:

Motion Passed and the meeting adjourned at 8:36 p.m.