



**COUNTY COUNCIL NOTICE OF A
REGULAR MEETING AND PUBLIC HEARING**

Notice is hereby given that the Jefferson County, Missouri, Council, will conduct a Regular Meeting and Public Hearing on Monday, April 11, 2022, at 6:30 p.m., in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

The tentative agenda includes:

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. PUBLIC COMMENTS
- VI. APPROVAL OF THE AGENDA
- VII. APPROVAL OF THE JOURNAL
 - A. Approval of the March 28, 2022, Journal – Regular Meeting.
- VIII. PUBLIC HEARING
 - A. A Public Hearing Regarding A Petition By Bear Ridge Development, LLC, To Establish A Community Improvement District, In Council District 7, To Be Known As the Bear Ridge Community Improvement District (1 of 1, See Introduction, Bill No. 22-0427) (*Department of the County Counselor*)
- IX. REPORTS FROM COUNTY EXECUTIVE
- X. RECONSIDERATION OF BILLS
- XI. CONSIDERATION OF VETOED BILLS
- XII. CONSENT AGENDA
 - Bill No. 22-0401 - An Ordinance To Authorize The County To Enter Into A Right Of Entry Agreement, By And Between Jefferson County, Missouri, And Paul J. And Judith A. Straussberg, For Maintenance Operations Along Cole Road, Located In Council District 5. (*Department of Public Works*)



(Consent Agenda, Continued)

Bill No. 22-0402 - An Ordinance Authorizing The Jefferson County, Missouri, County Executive And The Sheriff Of Jefferson County To Execute And Enter Into A Firearms Range Use Agreement With The City Of Hillsboro, Missouri And Any Necessary Agreements Or Contracts To Effectuate The Utilization Of Said Firearms Range By Commissioned Officers Of The Jefferson County Sheriff's Department And To Provide For Training And Proficiency Of Commissioned Officers Of The Jefferson County Sheriff's Department. *(Department of the Sheriff)*

Bill No. 22-0403 - 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. *(Department of Public Works)*

Bill No. 22-0404 - 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 Proposals For 2022 Dodge Tradesman Truck; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0405 - An Ordinance Approving The Jefferson County Sheriff's Department Participation In The Lt. Col. Dave Grossman Presentation Of Bulletproof Mind Training. *(Department of the Sheriff)*

Bill No. 22-0406 - 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 Proposals For Commercial Mower 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Parks and Recreation)*

Bill No. 22-0407 - An Ordinance Renewing The Jefferson County Systems Support Agreement Between Jefferson County, Missouri And Control Technology Solutions LLC, D/B/A CTS Group For Maintenance Of Covered Equipment And Software And Authorizing The County Executive To Execute Documents Necessary To Renew The Agreement On Behalf Of The County. *(Department of Information Technology)*

Bill No. 22-0408 - An Ordinance Approving The "Software Maintenance Renewal" Between Jefferson County, Missouri, Department Of Information Technologies And ESRI, And Authorizing The County Executive To Execute The Renewal On Behalf Of The County. *(Department of Information Technologies)*

Bill No. 22-0409 - 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 Proposals For NWSC Septic Repair 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Parks and Recreation)*



(Consent Agenda, Continued)

Bill No. 22-0410 - 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 Proposals For Rifle Uppers 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of the Sheriff)*

Bill No. 22-0411 - 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 Proposals For Automotive Batteries 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0412 - 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 Proposals For Ready Mix Concrete 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0413 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For Trash Removal Services 2021 Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 22-0414 - An Ordinance To Utilize The State Of Missouri Contract Pricing For Missouri Law Enforcement Under Contract CC220604001-CC220604003 With Gulf States Distributors, Inc. For Ammunition, And To Authorize The Execution Of A Purchase For The Department Of The Sheriff. *(Department of the Sheriff)*

Bill No. 22-0415 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2021 On-Call Masonry Services, Department Of Public Works. *(Department of Public Works)*

Bill No. 22-0416 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2021 On-Call Plumbing Services, Department Of Public Works. *(Department of Public Works)*

Bill No. 22-0417 - An Ordinance Authorizing The Expenditure, Appropriation, And Payment Of Funds From The County's Portion Of The American Rescue Plan Act Of 2021 ("ARPA") In Order To Reimburse Applicants Under The Program For Those Applicant's Approved Expenses Therein. *(County Executive)*

Bill No. 22-0418 - An Ordinance To Authorize The County Executive To Accept The Offer, Contract, Quit Claim Deed And Execute Any Other Documents That Are Necessary To Finalize And Effectuate The Purchase Of Certain Real Property Located In Jefferson County, Missouri, And Known As The Eastern ½ Of Old County Road Running From State Highway "C" To Morse Mill Park As Further Described Herein Located In County Council District 7. *(Department of Parks and Recreation)*

XIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XIV. CONSIDERATION OF RESOLUTIONS

Resolution No. R22-0401 - A Resolution And Order Of The Jefferson County, Missouri, Council Denying Application PM21031 A Request For A Zone Change For Parcel Number 13-2.0-03.0-000-001 Located At 100-151 Skullbones Hill Road And 7575 Skullbones Road, From Large Lot Residential (LR2) Zone District To Planned Mixed Use (PM) Zone District And A Development Plan For Skullbones Campground, Located In Council District 7. *(Department of County Services and Code Enforcement)*

Resolution No. R22-0402 - A Resolution And Order Of The Jefferson County, Missouri, Council Denying Application PR222004 A Request For A Zone Change For Parcel Numbers 09-3.0-05.0-3-003-029, 09-3.0-05.0-2-003-011, 09-3.0-05.0-3-003-022, 09-3.0-05.0-3-003-022.01, 09-3.0-05.0-3-003-021, And 09-3.0-05.0-3-003-020 From Non-Planned Community Commercial (CC2) Zone District And Single-Family Residential (R20) Zone District To Planned Mixed Residential Use (PR2) Zone District And A Development Plan For Royal Hills Apartments/The Villas At Royal Hills, Located In Council District 3. *(Department of County Services and Code Enforcement)*

Resolution No. R22-0403 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Personal Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor)*

Resolution No. R22-0404 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Real Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor)*

XV. INTRODUCTION OF BILLS

Bill No. 22-0419 - An Ordinance To Authorize The County To Accept A Land Transfer By Recording A General Warranty, Deed By And Between Jefferson County, Missouri, And The Owners Of A Thirty-Five Foot-Wide Road Easement, For Completion Of The Public Maintenance Acceptance Of Marriott Lane, Located In Council District 4. *(Department of Public Works)*

Bill No. 22-0420 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Pebble Acres Subdivision Homeowners' Association For The Public Maintenance Acceptance Of Pebble Acres Court, Pebble Acres Drive And Pebble Creek Drive, Located In Council District 1. *(Department of Public Works)*

Bill No. 22-0421 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Sunny Brook Farm Subdivision Homeowners' Association For The Public Maintenance Acceptance Of Apple Hollow Drive, Brook Ridge Drive, Kleinschmidt Drive, Sunny Brook Court, Sunny Brook Drive, Sunny Glen Court, Sun Tide Court And Sun Tide Drive, Located In Council District 3. *(Department of Public Works)*



(Introduction of Bills, Continued)

Bill No. 22-0422 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Timber Wolf Valley Subdivision Homeowners' Association For The Public Maintenance Acceptance Of Big Piney Drive, Boise Circle, Calamadi Circle, Cody Circle, Cortez Circle, Grey Wolf Circle, Lone Wolf Drive, Longleaf Pine Drive, Pineyknot Drive, Pueblo Circle, Tensleep Circle, Timber Wolf Drive, Trail Blaze Circle, Tumbleweed Circle And Whispering Creek Drive, Located In Council District 5. *(Department of Public Works)*

Bill No. 22-0423 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Timberline Estates Subdivision Road Association For The Public Maintenance Acceptance Of Timberline Drive, Timberline Court And Hickory Hollow Lane, Located In Council District 1. *(Department of Public Works)*

Bill No. 22-0424 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Tuscan Valley Estates Subdivision Homeowners' Association For The Public Maintenance Acceptance Of Tuscan Valley Estates Court And Tuscan Valley Circle, Located In Council District 3. *(Department of Public Works)*

Bill No. 22-0425 - An Ordinance Approving Application PI22007 To Rezone Parcel 09-4.0-20.0-2-001-023 From Neighborhood Commercial (NC1) Zone District To Planned Industrial (PI) Zone District And Approval Of A Development Plan For Days Parts Yard Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 22-0426 - An Ordinance Approving Application Pr122001 To Rezone Approximately 11.12 Acres From Planned Unit Development (PUD) Zone District To Planned Single Family Residential (PR1) Zone District And The Development Plan For Amberleigh Woods Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 22-0427 - An Ordinance Approving A Petition To Create The Bear Ridge Community Improvement District Located In Council District 7 Pursuant To Sections 67.1401 Through 67.1571 Of The Revised Statutes Of Missouri; Creating The Bear Ridge Community Improvement District As A Political Subdivision; Directing The County Clerk Of Jefferson County To Report The Creation Of The Community Improvement District To The Missouri Department Of Economic Development And State Auditor; Establishing An Effective Date; And Directing And Authorizing County Officials To Take Certain Actions Related To The Same. *(Department of the County Counselor)*

XVI. PERFECTION OF BILLS

Bill No. 22-0336 - An Ordinance Vacating A Portion Of Wayne Drive, The Same Being A Drive Shown On The Plat Of Wegmann's Fourth Subdivision, Plat Book 23, Page 8A, Jefferson County Land Records, Being Situated In U.S. Survey No. 924, Township 41 North, Range 5 East, In Jefferson County, Missouri And Further Being Situated In County Council District 5. *(Department of the County Counselor)*



(Perfection of Bills, Continued)

Bill No. 22-0337 - An Ordinance To Authorize An Amendment Of The 2022 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2021) To Reflect The Transfer Of Budget Funds Between The Assessment Fund Reserve Account And Assessment Fund Revenue Account For The Purchase Of Deed Reading Software And A Letter Opener. *(Department of the Assessor)*

Bill No. 22-0338 - An Ordinance Ordering And Approving The Delinquent Tax Trustee As Appointed Pursuant To Section 140.260 RSMo (2021) To Sell Certain Property, Execute Deeds And Deliver The Same For Real Property To Prime Property Investments, LLC As Described Herein, Located In Council District 5. *(Delinquent Tax Trustee)*

Bill No. 22-0339 - An Ordinance Approving Application PC22002 To Rezone Four Parcels From Single Family Residential (R40) Zone District To Planned Commercial (PC) Zone District And A Revised Development Plan For Kodiak Equipment Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 22-0340 - An Ordinance Approving Application PC22003 To Rezone From Single Family Residential (R7) Zone District And Non-Planned Community Commercial (CC2) To Planned Commercial (PC) Zone District And The Development Plan For Sled And Breakfast Located In Council District 1. *(Department of County Services and Code Enforcement)*

Bill No. 22-0341 - An Ordinance Approving Application PR121083 To Rezone Approximately 37 Acres From Single Family Residential (R40) Zone District To Planned Single Family Residential (PR1) Zone District And The Development Plan For The Polo Grounds Located In Council District 1. *(Department of County Services and Code Enforcement)*

Bill No. 22-0342 - An Ordinance Amending The Jefferson County, Missouri, Code Of Ordinances, Title III, Schedules I, III, IV, And VII Of The Traffic Code, And Providing For An Effective Date Thereof, Council Districts 1, 2, 4, 6, And 7. *(Department of Public Works)*

XVII. FINAL PASSAGE OF BILLS

Bill No. 22-0336 - An Ordinance Vacating A Portion Of Wayne Drive, The Same Being A Drive Shown On The Plat Of Wegmann's Fourth Subdivision, Plat Book 23, Page 8A, Jefferson County Land Records, Being Situated In U.S. Survey No. 924, Township 41 North, Range 5 East, In Jefferson County, Missouri And Further Being Situated In County Council District 5. *(Department of the County Counselor)*

Bill No. 22-0337 - An Ordinance To Authorize An Amendment Of The 2022 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2021) To Reflect The Transfer Of Budget Funds Between The Assessment Fund Reserve Account And Assessment Fund Revenue Account For The Purchase Of Deed Reading Software And A Letter Opener. *(Department of the Assessor)*

Bill No. 22-0338 - An Ordinance Ordering And Approving The Delinquent Tax Trustee As Appointed Pursuant To Section 140.260 RSMo (2021) To Sell Certain Property, Execute Deeds And Deliver The Same For Real Property To Prime Property Investments, LLC As Described Herein, Located In Council District 5. *(Delinquent Tax Trustee)*



(Final Passage of Bills, Continued)

Bill No. 22-0339 - An Ordinance Approving Application PC22002 To Rezone Four Parcels From Single Family Residential (R40) Zone District To Planned Commercial (PC) Zone District And A Revised Development Plan For Kodiak Equipment Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 22-0340 - An Ordinance Approving Application PC22003 To Rezone From Single Family Residential (R7) Zone District And Non-Planned Community Commercial (CC2) To Planned Commercial (PC) Zone District And The Development Plan For Sled And Breakfast Located In Council District 1. *(Department of County Services and Code Enforcement)*

Bill No. 22-0341 - An Ordinance Approving Application PR121083 To Rezone Approximately 37 Acres From Single Family Residential (R40) Zone District To Planned Single Family Residential (PR1) Zone District And The Development Plan For The Polo Grounds Located In Council District 1. *(Department of County Services and Code Enforcement)*

Bill No. 22-0342 - An Ordinance Amending The Jefferson County, Missouri, Code Of Ordinances, Title III, Schedules I, III, IV, And VII Of The Traffic Code, And Providing For An Effective Date Thereof, Council Districts 1, 2, 4, 6, And 7. *(Department of Public Works)*

XVIII. OTHER MATTERS

A. County Council Motions Regarding Future Agendas – Other Matters. *(County Council)*

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

XX. CLOSED SESSION

A. Closed Session Pursuant To Section 610.021 Paragraph (1) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Litigation.

XXI. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Leah Smith of the County Executive Office, Jefferson County, Missouri, PO Box 100, Hillsboro, Missouri 63050, 636-797-5400. The custodian of records contact for the County Council is Cherlynn Boyer, who may be contacted at 636-797-5517. Any person requiring special accommodation under the Americans with Disabilities Act should contact Human Resources at 636-797-5071.

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY TO ENTER INTO A**
2 **RIGHT OF ENTRY AGREEMENT, BY AND BETWEEN JEFFERSON**
3 **COUNTY, MISSOURI, AND PAUL J. AND JUDITH A. STRAUSSBERG, FOR**
4 **MAINTENANCE OPERATIONS ALONG COLE ROAD, LOCATED IN**
5 **COUNCIL DISTRICT 5.**

6 **WHEREAS**, Jefferson County, Missouri (hereafter, “County”) has been
7 approached with a customer complaint along County maintained Cole Road from Paul J.
8 and Judith A. Straussberg, parcel owners of 1726 and 1732 Cole Road (hereafter,
9 “Owners”); and,

10 **WHEREAS**, the Owners seek for the County to maintain Cole Road past the
11 recorded limits of maintenance, as they believe the County should maintain to the end of
12 the last driveway entrance along this route; and,

13 **WHEREAS**, the Owners justification is that Cole Road historically, and before
14 the construction of Interstate 55 in the 1960s, was a through route maintained by the
15 County between US 61 and Highway AA, and that construction of the interstate severed
16 Cole Road into two sections of roadway; and,

17 **WHEREAS**, the County stopped maintaining the southern section that connects
18 to State maintained Highway AA, due to no parcels or homes fronting it at the time, and

1 stopped maintaining past the last postal address on the northern section that ties into US
2 61 (Note: County Aid Road Trust funding from the State of Missouri and County Road
3 Tax funding from Jefferson County both reflect the currently measured length of
4 maintenance); and,

5 **WHEREAS**, the Owners have since rented out a portion of their parcel that has
6 created an additional postal address and driveway entrance at 1732 Cole Road, resulting
7 in the Owners complaint that the County maintenance should extend to and just past the
8 limits of this second driveway entrance; and,

9 **WHEREAS**, the Public Work Director recommends that the County should
10 maintain this unclaimed section of Cole Road by Right of Entry Agreement, since
11 maintenance has been discontinued for a period of longer than 5 years; and,

12 **WHEREAS**, Jefferson County, Missouri finds it is in the best interest of the
13 County to enter into a Right of Entry Agreement with the Owners for extended
14 maintenance services along County maintained Cole Road. A copy of said Agreement is
15 attached hereto as Exhibit "A".

16 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
17 **COUNCIL, AS FOLLOWS:**

18 Section 1: The Jefferson County, Missouri, Council authorizes the Public
19 Works Director to execute the Right of Entry Agreement on behalf of Jefferson County.
20 A copy of said Agreement is attached hereto as Exhibit "A" and incorporated by
21 reference.

1 Section 2: A copy of the Agreement shall be maintained by the Department of
2 the County Clerk consistent with the rules and procedures for the maintenance and
3 retention of records as promulgated by the Secretary of State.

4 Section 3: This Ordinance shall be in full force and effect from and after its
5 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
6 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY
OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER(s)

1 **AN ORDINANCE AUTHORIZING THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNTY EXECUTIVE AND THE SHERIFF OF JEFFERSON**
3 **COUNTY TO EXECUTE AND ENTER INTO A FIREARMS RANGE USE**
4 **AGREEMENT WITH THE CITY OF HILLSBORO, MISSOURI AND ANY**
5 **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**
6 **UTILIZATION OF SAID FIREARMS RANGE BY COMMISSIONED OFFICERS**
7 **OF THE JEFFERSON COUNTY SHERIFF’S DEPARTMENT AND TO**
8 **PROVIDE FOR TRAINING AND PROFICIENCY OF COMMISSIONED**
9 **OFFICERS OF THE JEFFERSON COUNTY SHERIFF’S DEPARTMENT.**

10 **WHEREAS,** commissioned officers of the Jefferson County Sheriff’s
11 Department are required to comply with continuing education requirements of the
12 Missouri Department of Public Safety Peace Officer Standards and Training Program;
13 and

14 **WHEREAS,** Pursuant to Missouri Code of State Regulations 11 CSR 75-
15 15.010(7) the Missouri Department of Public Safety Peace Officer Standards and
16 Training Program requires each year that every peace officer is to complete two (2) credit
17 hours of firearms skill development training; and

1 **WHEREAS**, the Sheriff of Jefferson County has informed the County Executive
2 of the necessity for the commissioned officers of the Jefferson County Sheriff's
3 Department to maintain proficiency in the proper use and operation of firearms; and

4 **WHEREAS**, the City of Hillsboro, Missouri owns and operates a weapon firing
5 range and related facilities (collectively, "the Range") located at 9883 State Hwy. BB,
6 Hillsboro, Missouri; and

7 **WHEREAS**, the Jefferson County Sheriff desires to contract with the City of
8 Hillsboro to provide to the Jefferson County Sheriff's Department, on a non-exclusive
9 basis, use of the Range upon certain terms and conditions; and

10 **WHEREAS**, the City of Hillsboro is agreeable to providing use of the Range in
11 to the Jefferson County Sheriff's Department; and

12 **WHEREAS**, the City of Hillsboro is willing to allow use of the Range in
13 exchange for the Jefferson County Sheriff's Department providing supplemental law
14 enforcement manpower support to the City of Hillsboro during times of County-wide
15 events within the City from the Sheriff's Department and as requested by the City of
16 Hillsboro; and

17 **WHEREAS**, the County of Jefferson, the Jefferson County Sheriff's Department,
18 and the City of Hillsboro have negotiated an acceptable agreement for the use of the
19 Range between the County and the City of Hillsboro; and

20 **WHEREAS**, such use agreement establishes and protects the party's respective
21 rights and obligations; and

1 **WHEREAS,** the Jefferson County Sheriff's Department has informed the
2 Jefferson County Executive that such agreement is acceptable as to form and is suitable
3 to the needs of the Jefferson County Sheriff's Department and will fulfill the need of
4 allowing the commissioned officers to obtain necessary firearms training; and

5 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
6 **COUNCIL, AS FOLLOWS:**

7 Section 1. The Jefferson County, Missouri, Council hereby authorizes the
8 County Executive to execute the Firearms Range Use Agreement between Jefferson
9 County, Missouri and the City of Hillsboro incorporated herein by reference and attached
10 as Exhibit A.

11 Section 2. The County Executive is further authorized to take any and all
12 actions necessary to carry out the intent of this Ordinance and that transfer agreement.

13 Section 3. This Ordinance shall be in full effect from and after the date of its
14 enactment and passage. If any part of this Ordinance is invalid for any reason, such
15 invalidity shall not affect the remainder of this Ordinance.

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**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022.

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0403

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE JEFFERSON COUNTY TO**
2 **REIMBURSE THE CITY OF HILLSBORO, MISSOURI UNDER THE TAX**
3 **REVENUE SHARING AGREEMENT FOR THE ONE-HALF OF ONE PERCENT**
4 **(1/2 OF 1%) ROAD IMPROVEMENT SALES TAX FOR THE PURPOSE OF**
5 **CAPITAL IMPROVEMENTS TO THE PUBLICLY MAINTAINED ROADS OF**
6 **JEFFERSON COUNTY.**

7 **WHEREAS**, Pursuant to Ordinance 22-0124, Jefferson County, Missouri, (hereafter,
8 the “County”) entered into an annual tax sharing agreement with the City of Hillsboro,
9 Missouri, (hereafter, the “Municipality”) for the purpose of sharing and spending revenue,
10 generated by the imposition of a countywide sales tax, on programmed projects for the 2022
11 calendar year; and,

12 **WHEREAS**, the Municipality is required to submit reimbursement requests to
13 the County for appropriate expenditures on a periodic basis; and,

14 **WHEREAS**, the Municipality has requested reimbursements for the current
15 period as follows:

16 <u>Municipality</u>	<u>Reimbursement Request</u>
17 City of Hillsboro	\$60,937.10

1 **WHEREAS**, documentation for each request being made this period by the
2 Municipality is attached hereto as Exhibit A; and,

3 **WHEREAS**, the County finds that it is now necessary and in the best interest of the
4 County to reimburse these expenses from the funding account of this Municipality as
5 maintained by the Office of the County Treasurer, subject to funding account balance
6 limitations.

7 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
8 **AS FOLLOWS:**

9 Section 1: The County is authorized to reimburse the Municipality located within
10 Jefferson County as follows:

11 <u>Municipality</u>	<u>Reimbursement Request</u>
12 City of Hillsboro	\$60,937.10

13 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
14 County to make reimbursement to the Municipality, per Exhibit A which is attached
15 hereto and which is incorporated herein. The County Executive is further authorized to
16 take any and all actions necessary to carry out the intent of this Ordinance.

17 Section 3. Copies of all annual tax sharing agreements and anticipated projects,
18 along with all reimbursement requests received, shall be filed and maintained by the
19 Department of the County Clerk consistent with the rules and procedures for the
20 maintenance and retention of records as promulgated by the Secretary of State.

1 Section 4: This Ordinance shall be in full force and effect from and after its date
2 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
3 affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2022.**

**THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON
COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE
JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.**

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**
2 **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**
3 **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**
4 **PROPOSALS FOR 2022 DODGE TRADESMAN TRUCK; AND**
5 **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**
6 **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**
7 **AWARD OF THE BIDS AND PROPOSALS.**

8 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to
9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids
10 and proposals for the following items or services:

11	<u>BID NAME</u>
12	2022 Dodge 1500 Tradesman Truck
13	\$173,772.00 for six vehicles
14	<u>NUMBER OF BIDS RECEIVED</u>
15	1
16	<u>DATE OF BID OPENING</u>
17	3-22-22

18 **WHEREAS**, after reviewing the bids and proposals set forth above, the
19 Department of Public Works has determined that certain bids and proposals represent the

1 lowest and best bid for the respective items or services and met the bid or proposal
2 specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Lucas-Smith for a term from date of
5 approval to 4-10-23 upon approval by the County Council and County Executive for **up to**
6 **\$180,000.00 per term, for total amount not to exceed \$180,000.00 for the term**, subject
7 to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County awards the following bids and proposals which are
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)
12 bidding for each respective item or service as follows:

13 BID NAME

14 2022 Dodge 1500 Tradesman Truck

15 \$173,772.00 for six vehicles

16 TERM

17 date of approval to 4-10-23

18 Upon approval by the County Council and County Executive

19 AMOUNT

20 **Up to \$180,000.00 per term,**

21 **for total amount not to exceed \$180,000.00 for the term,**

22 subject to budgetary limitations

AWARDED BIDDER

Lucas-Smith

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute the agreement attached hereto and incorporated herein by Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the award of the bids and proposals set forth in this Ordinance. The County Executive is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses thereto, and any contracts or agreements shall be maintained by the Department of the County Clerk consistent with the rules and procedures for the maintenance and retention of records as promulgated by the Secretary of State.

Section 4. This Ordinance shall be in full force and effect from and after its date of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0405

ORDINANCE NO.: 22- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE APPROVING THE JEFFERSON COUNTY SHERIFF’S**
2 **DEPARTMENT PARTICIPATION IN THE LT. COL. DAVE GROSSMAN**
3 **PRESENTATION OF BULLETPROOF MIND TRAINING.**

4 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) Department of
5 the Sheriff desires to participate in the training presented by Lt. Col. Dave Grossman and
6 KRG, LLC; and

7 **WHEREAS**, the Sheriff’s Office is requesting to have Lt. Col. Dave Grossman
8 present a training session on “Bulletproof Mind”; and

9 **WHEREAS**, said training will take place in Arnold, Missouri, on September 13,
10 and 14, 2022 at the Fox Service Center; and

11 **WHEREAS**, the Sherriff’s Office intends on having one hundred and fifty **(150)**
12 individuals attend the training; and

13 **WHEREAS**, Lt. Col. Dave Grossman will have the opportunity to sign, and sell
14 his books, and videos, etc.; and

15 **WHEREAS**, Department of the Sheriff is requesting to participate in the training
16 Bulletproof Mind with Lt. Col. Dave Grossman; and

17 **WHEREAS**, the funds for this purchase were budgeted and are in the Department
18 of the Sheriff’s Office budget; and

1 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests
2 of the County to approve the training agreement with Lt. Col. Dave Grossman and KRG,
3 LLC, approval by the County Council and County Executive.

4 **WHEREAS**, the cost of said trainings Eleven Thousand, Nine Hundred and Ninety
5 Nine Dollars and 99/100 (**\$11,999.99**).

6 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
7 **MISSOURI, COUNCIL, AS FOLLOWS:**

8 Section 1. The County approves the requested purchase of the training for the
9 “Bulletproof Mind” presentation by Lt. Col. Dave Grossman, KRG LLC, subject to
10 budgetary limitations.

11 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
12 County Executive to execute any agreements or contracts necessary to effectuate the award
13 of the purchase set forth in this Ordinance.

14 Section 3. The County Executive is further authorized to take any and all actions
15 necessary to carry out the intent of this Ordinance.

16 Section 4. Copies of all Invitations for Bid, Requests for Proposals, responses
17 thereto, and any contracts or agreements shall be maintained by the Department of the
18 County Clerk consistent with the rules and procedures for the maintenance and retention
19 of records as promulgated by the Secretary of State.

20 Section 5. This Ordinance shall be in full force and effect from and after its
21 date of approval.

1 Section 6. If any part of this Ordinance is invalid for any reason, such invalidity
2 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS
BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF
_____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

ORDINANCE NO.: 22-_____

1 **AN ORDINANCE AWARDDING BIDS FOR CERTAIN PRODUCTS AND**
2 **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**
3 **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**
4 **PROPOSALS FOR COMMERCIAL MOWER 2022; AND AUTHORIZATION**
5 **FOR THE COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY**
6 **AGREEMENTS OR CONTRACTS TO EFFECTUATE THE AWARD OF THE**
7 **BIDS AND PROPOSALS.**

11 BID NAME

13 NUMBER OF BIDS RECEIVED

15 DATE OF BID OPENING

17 **WHEREAS**, after reviewing the bids and proposals set forth above, the
18 Department of Parks and Recreation has determined that certain bids and proposals

1 represent the lowest and best bid for the respective items or services and met the bid or
2 proposal specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Heavy Duty Equipment for a term from
5 date of approval to 4-10-23 upon approval by the County Council and County Executive
6 for **up to \$10,472.21 per term, for total amount not to exceed \$10,472.21 for the term**,
7 subject to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County awards the following bids and proposals which are
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)
12 bidding for each respective item or service as follows:

13 BID NAME

14 Commercial Mower 2022

15 TERM

16 date of approval to 4-10-23

17 Upon approval by the County Council and County Executive

18 AMOUNT

19 **Up to \$10,472.21 per term,**

20 **for total amount not to exceed \$10,472.21 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDER

1 Heavy Duty Equipment

2 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
3 County Executive to execute the agreement attached hereto and incorporated herein by
4 Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the
5 award of the bids and proposals set forth in this Ordinance. The County Executive is
6 further authorized to take any and all actions necessary to carry out the intent of this
7 Ordinance.

8 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
9 thereto, and any contracts or agreements shall be maintained by the Department of the
10 County Clerk consistent with the rules and procedures for the maintenance and retention
11 of records as promulgated by the Secretary of State.

12 Section 4. This Ordinance shall be in full force and effect from and after its
13 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
14 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0407

ORDINANCE NO.: 22- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE RENEWING THE JEFFERSON COUNTY SYSTEMS**
2 **SUPPORT AGREEMENT BETWEEN JEFFERSON COUNTY, MISSOURI AND**
3 **CONTROL TECHNOLOGY SOLUTIONS LLC, D/B/A CTS GROUP FOR**
4 **MAINTENANCE OF COVERED EQUIPMENT AND SOFTWARE AND**
5 **AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE DOCUMENTS**
6 **NECESSARY TO RENEW THE AGREEMENT ON BEHALF OF THE COUNTY.**

7 **WHEREAS**, pursuant to Ordinances 20-0120 and 21-0144 Jefferson County,
8 Missouri entered into an agreement styled “Jefferson County Systems Support
9 Agreement,” with Control Technology Solutions, LLC, D/B/A CTS Group (hereinafter
10 “CTS Group”); and

11 **WHEREAS**, the Jefferson County Systems Support Agreement provides that CTS
12 Group will maintain building automation system hardware and software found in a list
13 styled “List of Covered Equipment and Software[;]” and

14 **WHEREAS**, the List of Covered Equipment and Software includes all equipment
15 pertaining to card access, cameras, and HVAC control systems for the County; and

16 **WHEREAS**, the Jefferson County Systems Support Agreement also provides that
17 CTS Group will provide hardware support in the form of on-site and remote maintenance
18 services on equipment covered under the agreement; and

1 **WHEREAS**, the Jefferson County Systems Support Agreement also included a
2 provision providing for automatic renewal; and

3 **WHEREAS**, Jefferson County, Missouri, desires to renew the Jefferson County
4 Systems Support Agreement provides that CTS Group; and

5 **WHEREAS**, notwithstanding the provisions in the Jefferson County Systems
6 Support Agreement regarding automatic renewal the Jefferson County, County Council
7 believes it is in the best interest of the County to formally approve the renewal of the
8 Jefferson County Systems Support Agreement with CTS Group for Eighteen Thousand,
9 Four Hundred and Seven Dollars (**\$18,407.00**) from the date of approval to 1-31-23, for
10 the total amount not to exceed **\$18,407.00**, subject to budgetary limitations.

11 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
12 **AS FOLLOWS:**

13 Section 1. Jefferson County Systems Support Agreement with CTS Group is
14 renewed from the date of approval to 1-31-23, for the total amount not to exceed
15 **\$18,407.00**, subject to budgetary limitations.

16 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
17 County Executive to execute any documents necessary to and take any and all actions
18 necessary to carry out the intent of this Ordinance.

19 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
20 thereto, and any contracts or agreements shall be maintained by the Department of the
21 County Clerk consistent with the rules and procedures for the maintenance and retention
22 of records as promulgated by the Secretary of State.

1 Section 4. This Ordinance shall be in full force and effect from and after its
2 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
3 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0408

ORDINANCE NO.: 22- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE APPROVING THE “SOFTWARE MAINTENANCE**
2 **RENEWAL” BETWEEN JEFFERSON COUNTY, MISSOURI, DEPARTMENT**
3 **OF INFORMATION TECHNOLOGIES AND ESRI, AND AUTHORIZING THE**
4 **COUNTY EXECUTIVE TO EXECUTE THE RENEWAL ON BEHALF OF THE**
5 **COUNTY.**

6 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) desires to
7 renew the Software Maintenance Renewal with ESRI for the maintenance support services;
8 and

9 **WHEREAS**, the Department of Information Technologies requests to renew the
10 Software Maintenance Renewal with ESRI for the maintenance support services for a one-
11 year agreement; and

12 **WHEREAS**, the Department of Information Technologies requests to renew the
13 Software Maintenance Renewal with ESRI for the ArcGIS Desktop Concurrent Use
14 Primary Maintenance from June 20, 2022 through June 19, 2023; and

15 **WHEREAS**, Jefferson County, Missouri requests the renewal of the Software
16 Maintenance Renewal with ESRI for ArcGIS Desktop Concurrent Use Primary
17 Maintenance; and

1 **WHEREAS**, the Department of Information Technologies desires that the County
2 renew the Software Maintenance Renewal with ESRI for the ArcGIS Desktop Concurrent
3 Use Primary Maintenance for a one-year term; and

4 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is now necessary
5 and in the best interest of the County to execute the Software Maintenance Renewal with
6 ESRI for the ArcGIS Desktop Concurrent Use Primary Maintenance for a one-year term,
7 from June 20, 2022 through June 19, 2023, for the total amount not to exceed **\$15,049.00**,
8 subject to budgetary limitations.

9 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
10 **AS FOLLOWS:**

11 Section 1. The Software Maintenance Renewal with ESRI for the ArcGIS
12 Desktop Concurrent Use Primary Maintenance for a one-year term, from June 20, 2022
13 through June 19, 2023, is approved for the total amount not to exceed **\$15,049.00**, subject
14 to budgetary limitations.

15 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
16 County Executive to execute the agreement on behalf of the County. The County
17 Executive is further authorized to take any and all actions necessary to carry out the intent
18 of this Ordinance. An unexecuted copy of the Agreement is attached hereto as Exhibit "A"
19 and incorporated herein, by reference.

20 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
21 thereto, and any contracts or agreements shall be maintained by the Department of the

1 County Clerk consistent with the rules and procedures for the maintenance and retention
2 of records as promulgated by the Secretary of State.

3 Section 4. This Ordinance shall be in full force and effect from and after its
4 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
5 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

ORDINANCE NO.: 22-_____

1 **AN ORDINANCE AWARDDING BIDS FOR CERTAIN PRODUCTS AND**
2 **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**
3 **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**
4 **PROPOSALS FOR NWSC SEPTIC REPAIR 2022; AND AUTHORIZATION FOR**
5 **THE COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS**
6 **OR CONTRACTS TO EFFECTUATE THE AWARD OF THE BIDS AND**
7 **PROPOSALS.**

11	<u>BID NAME</u>
12	NWSC Septic Repair 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	1
15	<u>DATE OF BID OPENING</u>
16	3-22-22

Page 1 of 5

1 represent the lowest and best bid for the respective items or services and met the bid or
2 proposal specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to AA Quick Plumbing & Sewer for a term
5 from date of approval to 4-12-23 upon approval by the County Council and County
6 Executive for **up to \$23,800.00 per term, for total amount not to exceed \$23,800.00 for**
7 **the term**, subject to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County awards the following bids and proposals which are
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)
12 bidding for each respective item or service as follows:

13 BID NAME

14 NWSC Septic Repair 2022

15 TERM

16 date of approval to 4-12-23

17 Upon approval by the County Council and County Executive

18 AMOUNT

19 **Up to \$23,800.00 per term,**

20 **for total amount not to exceed \$23,800.00 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDER

1 AA Quick Plumbing & Sewer

2 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
3 County Executive to execute the agreement attached hereto and incorporated herein by
4 Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the
5 award of the bids and proposals set forth in this Ordinance. The County Executive is
6 further authorized to take any and all actions necessary to carry out the intent of this
7 Ordinance.

8 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
9 thereto, and any contracts or agreements shall be maintained by the Department of the
10 County Clerk consistent with the rules and procedures for the maintenance and retention
11 of records as promulgated by the Secretary of State.

12 Section 4. This Ordinance shall be in full force and effect from and after its
13 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
14 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

ORDINANCE NO.: 22-_____

1 **AN ORDINANCE AWARDDING BIDS FOR CERTAIN PRODUCTS AND**
2 **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**
3 **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**
4 **PROPOSALS FOR RIFLE UPPERS 2022; AND AUTHORIZATION FOR THE**
5 **COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR**
6 **CONTRACTS TO EFFECTUATE THE AWARD OF THE BIDS AND**
7 **PROPOSALS.**

11	<u>BID NAME</u>
12	Rifle Uppers 2022

14 1

16 3-22-2022

Page 1 of 5

1 lowest and best bid for the respective items or services and met the bid or proposal
2 specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to IMS Supply, LLC., for a term from date
5 of approval to 4-10-23 upon approval by the County Council and County Executive for **up**
6 **to \$17,000.00 per term, for total amount not to exceed \$17,000.00 for the term**, subject
7 to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County awards the following bids and proposals which are
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)
12 bidding for each respective item or service as follows:

13 BID NAME

14 Rifle Uppers 2022

15 TERM

16 Date of approval to 4-10-23

17 Upon approval by the County Council and County Executive

18 AMOUNT

19 **Up to \$17,000.00 per term,**

20 **for total amount not to exceed \$17,000.00 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDER

LMS Supply, LLC

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute the agreement attached hereto and incorporated herein by Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the award of the bids and proposals set forth in this Ordinance. The County Executive is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses thereto, and any contracts or agreements shall be maintained by the Department of the County Clerk consistent with the rules and procedures for the maintenance and retention of records as promulgated by the Secretary of State.

Section 4. This Ordinance shall be in full force and effect from and after its date of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

1 and proposals represent the best bid for the respective items or services and met the bid or
2 proposal specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Pevely Auto Parts, and O'Reilly Auto
5 Parts for a term from the date of approval to 4-11-23 upon approval by the County Council
6 and County Executive for **up to \$10,000.00 per term, for total amount not to exceed**
7 **\$10,000.00 for the term**, subject to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County awards the following bids and proposals which are
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)
12 bidding for each respective item or service as follows:

13 BID NAME

14 Automotive Batteries 2022

15 TERM

16 Date of approval to 4-10-23

17 with one (1) additional one-year renewal option

18 Upon approval by the County Council and County Executive

19 AMOUNT

20 **Up to \$10,000.00 per term,**

21 **for total amount not to exceed \$10,000.00 for the term,**

22 subject to budgetary limitations

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AWARDED BIDDERS

Bruns Real Estate Services (A1)

STLGCAPP I, LLC d/b/a Integra Realty Resources – St. Louis (A2)

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute the agreements attached hereto incorporated herein by Reference as Exhibits “A1, and A2” and any agreements or contracts necessary to effectuate the award of the bids and proposals set forth in this Ordinance. The County Executive is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses thereto, and any contracts or agreements shall be maintained by the Department of the County Clerk consistent with the rules and procedures for the maintenance and retention of records as promulgated by the Secretary of State.

Section 4. This Ordinance shall be in full force and effect from and after its date of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

ORDINANCE NO.: 22-_____

1 AN ORDINANCE AWARDDING BIDS FOR CERTAIN PRODUCTS AND
2 SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE
3 RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR
4 PROPOSALS FOR READY MIX CONCRETE 2022; AND AUTHORIZATION
5 FOR THE COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY
6 AGREEMENTS OR CONTRACTS TO EFFECTUATE THE AWARD OF THE
7 BIDS AND PROPOSALS.

11	<u>BID NAME</u>
12	Ready Mix Concrete 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	3
15	<u>DATE OF BID OPENING</u>
16	3-22-22

Page 1 of 5

1 best bid for the respective items or services and met the bid or proposal specifications
2 issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Wil Mix Concrete LLC, Arnold Ready
5 Mix Corp, and AAA Zoellner Materials for a term from the date of approval to 4-10-23
6 upon approval by the County Council and County Executive for **up to \$100,000.00 per**
7 **term, for total amount not to exceed \$100,000.00 for the term**, subject to budgetary
8 limitations.

9 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
10 **AS FOLLOWS:**

11 Section 1. The County awards the following bids and proposals which are
12 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)
13 bidding for each respective item or service as follows:

14 BID NAME

15 Ready Mix Concrete 2022

16 TERM

17 Date of approval to 4-10-23

18 with two (2) additional one-year renewal options

19 Upon approval by the County Council and County Executive

20 AMOUNT

21 **Up to \$100,000.00 per term,**

22 **for total amount not to exceed \$100,000.00 for the term,**

1 subject to budgetary limitations

2 AWARDED BIDDERS

3 Wil Mix Concrete LLC (A1)

4 Arnold Ready Mix Corp (A2)

5 AAA Zoellner Materials (A3)

6 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
7 County Executive to execute the agreements attached hereto incorporated herein by
8 Reference as Exhibits “A1, A2 and A3” and any agreements or contracts necessary to
9 effectuate the award of the bids and proposals set forth in this Ordinance. The County
10 Executive is further authorized to take any and all actions necessary to carry out the intent
11 of this Ordinance.

12 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
13 thereto, and any contracts or agreements shall be maintained by the Department of the
14 County Clerk consistent with the rules and procedures for the maintenance and retention
15 of records as promulgated by the Secretary of State.

16 Section 4. This Ordinance shall be in full force and effect from and after its
17 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
18 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0413

ORDINANCE NO.: 22- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE CHANGE ORDER NO. 1 FOR TRASH REMOVAL SERVICES 2021**
3 **CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF**
4 **PUBLIC WORKS.**

5 **WHEREAS**, Pursuant to Ordinances 20-0308 and 21-0249, Jefferson County,
6 Missouri and the Department of Public Works entered into a Contract, known as the Trash
7 Removal Services 2021 Contract, with CWI of Missouri for \$25,000.00 per term; and,

8 **WHEREAS**, the Department of Public Works of Jefferson County, Missouri finds
9 that it is now necessary to adjust the estimated amount of the Trash Removal Services 2021
10 Contract; and

11 **WHEREAS**, the need for the adjustment is due to more bulk trash pickups ; and

12 **WHEREAS**, the current contract is set to expire in June of 2022; and

13 **WHEREAS**, there is currently a bid out for Trash Removal Services that will open
14 April 12, 2022; and

15 **WHEREAS**, Jefferson County, Missouri and the Department of Public Works,
16 Division of Facility Services for Jefferson County, hereby request an increase of an
17 additional Ten Thousand Dollars (**\$10,000.00**) to the Trash Removal Services 2020 Contract
18 with CWI of Missouri to cover the cover the cost of pickups until the new contract starts;
19 and,

1 **WHEREAS** Jefferson County, Missouri, Council finds that it is now necessary and
2 in the best interest of the County to execute Change Order No. 1 to the Trash Removal 2020
3 Contract with CWI of Missouri for an increase of Ten Thousand Dollars (**\$10,000.00**) to the
4 contract sum, subject to budgetary limitations; for a revised total of Thirty-Five Thousand
5 Dollars (**\$35,000.00**) for the Trash Removal 2020 Contract upon approval by the County
6 Council and County Executive.

**BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,
AS FOLLOWS:**

7 Section 1. The Contract with CWI of Missouri for the Trash Removal 2020
8 Contract shall be increased by Ten Thousand Dollars (**\$10,000.00**) for a revised total cost of
9 Thirty-Five Thousand Dollars (**\$35,000.00**), subject to budgetary limitations.

10 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County
11 Executive to execute Change Order No. 1 to the Trash Removal 2020 Contract with CWI of
12 Missouri, and any agreements or contracts necessary to effectuate the award of the bids and
13 proposals set forth in this Ordinance. The County Executive is further authorized to take any
14 and all actions necessary to carry out the intent of this Ordinance.

15 Section 3. Copies of all Invitations for Bid, response thereto, any contract
16 agreements and change orders shall be maintained by the Department of the County Clerk
17 consistent with the rules and procedures for the maintenance and retention of records as
18 promulgated by the Secretary of State.

1 Section 4. This Ordinance shall be in full force and effect from and after its date
2 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
3 affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2022.**

**THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON
COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE
JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.**

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0414

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE TO UTILIZE THE STATE OF MISSOURI CONTRACT**
2 **PRICING FOR MISSOURI LAW ENFORCEMENT UNDER CONTRACT**
3 **CC220604001-CC220604003 WITH GULF STATES DISTRIBUTORS, INC. FOR**
4 **AMMUNITION, AND TO AUTHORIZE THE EXECUTION OF A PURCHASE**
5 **FOR THE DEPARTMENT OF THE SHERIFF.**

6 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) received
7 issuance of the statewide contract through the State of Missouri, for the following items or
8 services:

9	BID NAME
---	----------

10 Ammunition

11 Contract CCC0604001 – CC220604003

12 NUMBER OF VENDOR PARTICIPANTS

13 3

14 **WHEREAS**, the Department of the Sheriff desires to utilize the State of Missouri
15 contract pricing pursuant to the Ammunition contract CC220604001-CC220604003 for the
16 purchase of .223, .308, 5.56, .40, .45 and Shotgun; and

17 **WHEREAS**, the Department of the Sheriff will utilize the pricing under the
18 Missouri State Contract to purchase Ammunition; and

1 **WHEREAS**, the State of Missouri contract pricing for Ammunition contract
2 CC220604001 – CC220604403 with Gulf States Distributors, Inc., for a total not to exceed
3 **\$100,000.00**; and

4 **WHEREAS**, for the purchase of .223, .308, 5.56, .40, .45 and Shotgun;; and

5 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests
6 of the County to award the bids and proposals to the vendor participant, Gulf States
7 Distributors, Inc., for the purchase of .223, .308, 5.56, .40, .45 and Shotgun ammunition
8 for the Department of the Sheriff for a term from date of approval through 11-18-23 by the
9 County Council and County Executive, for a total not to exceed **\$100,000.00**, subject to
10 budgetary limitations.

11 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
12 **MISSOURI, COUNCIL, AS FOLLOWS:**

13 Section 1. The County awards the following bids and proposals which are
14 incorporated by this reference as if fully set out herein, to all the vendors bidding for each
15 respective item or service as follows:

16 BID NAME

17 Ammunition

18 Contract CC220604001-CC220604003

19 TERM

20 Date of approval through 11-18-23 by the County Council and County Executive

21 AMOUNT

22 For the total amount, up to **\$100,000.00**

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**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

1 James G. Staat Tuckpointing Inc., to renew the contract for the 2021 On-Call Masonry
2 Services with the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to renew the bid award for 2021 On-Call Masonry Services for the term of
5 5-23-22 to 5-22-23 with Staat Inc., and James G. Staat Tuckpointing Inc., with approval of
6 the County Council and County Executive up to **\$75,000.00 per term, for total amount**
7 **not to exceed \$75,000.00 for the term**, subject to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County authorizes the renewal of the bid awards for an
11 additional one-year term as follows:

12 BID NAME

13 2021 On-Call Masonry Services

14 TERM

15 5-23-22 to 5-22-23

16 Upon approval of the County Council and County Executive

17 AMOUNT

18 **Up to \$75,000.00 per term,**

19 **for total amount not to exceed \$75,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDERS

22 Staat Inc. (A1)

1 James G. Staat Tuckpointing Inc. (A2)

2 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
3 County Executive to execute a renewal agreement, attached hereto and incorporated herein
4 by reference and attached as Exhibit A1 and A2. The County Executive is further
5 authorized to take any and all actions necessary to carry out the intent of this Ordinance.

6 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
7 thereto, and any contracts or agreements shall be maintained by the Department of the
8 County Clerk consistent with the rules and procedures for the maintenance and retention
9 of records as promulgated by the Secretary of State.

10 Section 4. This Ordinance shall be in full force and effect from and after its
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
12 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

1 Mechanical and Merlo Plumbing to renew the contract for the 2021 On-Call Plumbing
2 Services contract with the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to renew the bid award for 2021 On-Call Plumbing Services contract for the
5 term of 5-10-22 to 5-9-23 with C & R Mechanical and Merlo Plumbing with approval of
6 the County Council and County Executive up to **\$50,000.00 per term, for total amount**
7 **not to exceed \$50,000.00 for the term**, subject to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County authorizes the renewal of the bid awards for an
11 additional one-year term as follows:

12 BID NAME
13 2021 On-Call Plumbing Services

14 TERM
15 5-10-22 to 5-9-23

16 Upon approval of the County Council and County Executive

17 AMOUNT
18 **Up to \$50,000.00 per term,**
19 **for total amount not to exceed \$50,000.00 for the term,**
20 subject to budgetary limitations

21 AWARDED BIDDER
22 C &R Mechanical (A1)

Merlo Plumbing (A2)

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute a renewal agreement, attached hereto and incorporated herein by reference and attached as Exhibit A1 and A2. The County Executive is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses thereto, and any contracts or agreements shall be maintained by the Department of the County Clerk consistent with the rules and procedures for the maintenance and retention of records as promulgated by the Secretary of State.

Section 4. This Ordinance shall be in full force and effect from and after its date of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0417

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member(s): _____

1 **AN ORDINANCE AUTHORIZING THE EXPENDITURE,**
2 **APPROPRIATION, AND PAYMENT OF FUNDS FROM THE COUNTY’S**
3 **PORTION OF THE AMERICAN RESCUE PLAN ACT OF 2021 (“ARPA”) IN**
4 **ORDER TO REIMBURSE APPLICANTS UNDER THE PROGRAM FOR**
5 **THOSE APPLICANT’S APPROVED EXPENSES THEREIN.**

6 **WHEREAS,** Since the first case of Coronavirus disease 2019 (COVID-19) was
7 discovered in the United States in January 2020, the pandemic has caused a severe,
8 intertwined public health and economic crises; and,

9 **WHEREAS,** on March 11, 2021, as these crises continued, the American Rescue
10 Plan Act of 2021 (“ARPA”), known as Pub. L. 117–2 (H.R. 1319) was signed into law on
11 March 11, 2021, and established the Coronavirus State and Local Fiscal Recovery Funds
12 (SLFRF) to provide state, local, and Tribal governments with the resources needed to
13 respond to the pandemic and its economic effects and to build a stronger, more equitable
14 economy during the recovery; and,

15 **WHEREAS,** these funds are designated to guarantee direct relief to cities, towns
16 and villages in the United States in several primary areas to offset costs for unbudgeted
17 and unexpected medical expenses for hospitals, clinics, and similar hospitals, temporary
18 public medical facilities, measures to combat Covid-19 including related construction
19 costs for the same, costs of testing, medical response expenses, transportation,

1 telemedicine, public health expenses, expenses for acquisition and distribution of medical
2 and protective supplies, including sanitizing products and personal protective equipment,
3 disinfection, technical and mitigation, payroll expenses, expenses for distance learning,
4 providing for homeless populations, small business reimbursements, expenses for Sewer,
5 Water, Broadband, Infrastructure and Premium Pay as defined under ARPA, and any
6 other COVID-19 related expenses reasonably necessary to the function of government
7 that satisfy the Fund's eligibility criteria; and,

8 **WHEREAS**, certain expenses are ineligible such as damages covered by
9 insurance, certain payroll or benefits for work duties not substantially dedicated to
10 mitigating Covid, expenses that are subject to other federal reimbursements, donated
11 items, bonuses, severance pay, and legal settlements; and,

12 **WHEREAS**, the effects of the preparation and management of COVID-19 are
13 occurring and will continue to cause a threat to the life, property, public peace, health,
14 safety, and welfare of citizens of the County; and,

15 **WHEREAS**, Jefferson County, Missouri, ("County") has received, or will
16 receive up to, and been authorized and certified to accept **\$43,719,346.00** in Federal
17 ARPA (Coronavirus Relief Fund Division Budget) with a breakdown as follows:
18 **\$21,859,673.00** was received on May 19, 2021, and the remaining **\$21,859,673.00** is
19 scheduled to be disbursed to the County exactly twelve (12) months from the date of the
20 first distribution; and,

21

1 **WHEREAS**, funds were placed in the American Rescue Plan Fund, account
2 #316-0535-4300-0171-999999 (American Rescue Plan Fund, American Rescue Plan,
3 Grants, American Rescue Plan, Non-Specific) which shall be used for reimbursement of
4 unbudgeted expenses and assistance to citizens, businesses and agencies within the
5 County and as authorized by the CARES Act, at the direction of the U.S. Treasury via
6 guidelines, rules and regulations in accordance with those laws and ultimately by and
7 through the County's own requirements; and,

8 **WHEREAS**, the following organizations have submitted verified requests for
9 reimbursements for said expenses as summarized and set forth in Exhibit A, which is
10 attached hereto, and which is to be paid out of the County's portion of the ARPA
11 Funding:

<u>Organization</u>	<u>Amount</u>
1. LDM Enterprises, Inc. d/b/a Sorellis Italian Restaurant	\$ 5,000.00
2. High Ridge Family Diner LLC	\$ 5,000.00
3. Peebles Vaughn Wideman American Legion Post 253	\$ 5,000.00
4. One Independence Drive LLC D/B/A The Pasta House Co.	\$ 5,000.00
5. My Place Too Inc.	\$ 75,000.00
6. My Place Residential Care	\$ 66,000.00

19 **WHEREAS**, said expenses have been fully reviewed, vetted, and approved by the
20 County's ARPA Fund Work Group, including the County Executive, County Auditor,
21 Director of Administration, County Counselor, Executive Assistant and Staff. A
22 recommendation is therefore made to the Jefferson County, Missouri, County Council by

1 the County Executive for approval of the reimbursement of expenses from the ARPA
2 Funds being held by the County; and,

3 **WHEREAS**, the Jefferson County, Missouri, Council (“Council”) finds it
4 appropriate to authorize the reimbursement for expenditures as set forth herein in order to
5 provide for the unbudgeted costs in managing and fighting the COVID-19 Virus; and,

6 **WHEREAS**, the Council finds that the reimbursement is necessary and
7 appropriate to protect the life, property, public peace, health, safety, and welfare of
8 citizens of the County.

9 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
10 **COUNCIL, AS FOLLOWS:**

11 Section 1. The Jefferson County, Missouri, County Council hereby
12 recognizes that the COVID-19 virus poses a threat to the life, property, public peace,
13 health, safety, and welfare of citizens of the County.

14 Section 2. The Council hereby appropriates and authorizes the payment of
15 funds from the County’s ARPA Funds American Rescue Plan Fund, account #316-0535-
16 4300-0171-999999 (American Rescue Plan Fund, American Rescue Plan, Grants,
17 American Rescue Plan, Non-Specific) for the following and as summarized and set forth
18 in Exhibit A which is attached hereto and made a part hereof as though fully set forth
19 herein:

<u>Organization</u>	<u>Amount</u>
1. LDM Enterprises, Inc. d/b/a Sorellis Italian Restaurant	\$ 5,000.00
2. High Ridge Family Diner LLC	\$ 5,000.00
3. Peebles Vaughn Wideman American Legion Post 253	\$ 5,000.00
4. One Independence Drive LLC D/B/A The Pasta House Co.	\$ 5,000.00
5. My Place Too Inc.	\$ 75,000.00
6. My Place Residential Care	\$ 66,000.00

Section 3. The County Executive, County Auditor and/or the County Treasurer are each further authorized to take whatever steps are necessary and to execute any and all documents necessary and make disbursements to carry out the intent of this Ordinance pursuant to the authority granted by this Ordinance; the Home Rule Charter of Jefferson County, Missouri and by any applicable State or Federal Law including the American Rescue Plan Act of 2021 (“ARPA”), known as Pub. L. 117–2 (H.R. 1319) was signed into law on March 11, 2021, including any rules, regulations and/or guidance by the U.S. Treasury, Section 50.540 RSMo (2021), Chapter 130 of the Jefferson County Code of Ordinances-the Jefferson County Procurement Policy and Procedures; and any and all Orders of the County Executive, the Governor of the State of Missouri and/or The President of the United States and their respective administrative agencies which may be, or are necessary, to carry out the intent of this Ordinance.

Section 4. This Ordinance shall be in full force and effect immediately upon its passage and until further Ordinance, or Resolution and Order of the County Council.

1 Section 5. If any part of this Ordinance is invalid for any reason such
2 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins

Council Member District 2, Renee Reuter

Council Member District 3, Phil Hendrickson

Council Member District 4, Charles Groeteke

Council Member District 5, Tracey Perry

Council Member District 6, Dan Stallman

Council Member District 7, Victoria James

 FINALLY PASSED **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

BILL NO.: 22-0418

ORDINANCE NO.: 22- _____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **ACCEPT THE OFFER, CONTRACT, QUIT CLAIM DEED AND EXECUTE ANY**
3 **OTHER DOCUMENTS THAT ARE NECESSARY TO FINALIZE AND**
4 **EFFECTUATE THE PURCHASE OF CERTAIN REAL PROPERTY LOCATED**
5 **IN JEFFERSON COUNTY, MISSOURI, AND KNOWN AS THE EASTERN ½ OF**
6 **OLD COUNTY ROAD RUNNING FROM STATE HIGHWAY “C” TO MORSE**
7 **MILL PARK AS FURTHER DESCRIBED HEREIN LOCATED IN COUNTY**
8 **COUNCIL DISTRICT 7.**

9 **WHEREAS**, Section 3.4.2.8 of the Home Rule Charter of Jefferson County,
10 Missouri, authorizes the Jefferson County, Missouri, County Council (“County” or
11 “Council”) in part to, *“Acquire in the name of the County by purchase, gift, donation or*
12 *otherwise, real, and personal property, in fee simple title or otherwise; and,*

13 **WHEREAS**, the Home Rule Charter of Jefferson County, Missouri, also
14 establishes the County’s Department of Parks and Recreation, headed by the Parks and
15 Recreation Director; and,

16 **WHEREAS**, County’s Department of Parks and Recreation, by and through the
17 Parks and Recreation Director is desirous of purchasing the Eastern ½ of Old County Road
18 beginning at State Highway “C” running for 1890.82 Feet in length and 15 feet in width to
19 a point as shown and more accurately described on the survey as shown on Exhibit A as

1 attached hereto for the purposes of partially co-owning, controlling, and maintaining the
2 roadway into Morse Mill Park; and,

3 **WHEREAS**, the County does not currently have ownership or easement rights of
4 or on the roadway described herein the purchase of which will give the County proper
5 access rights to its park; and,

6 **WHEREAS**, there are willing sellers having a full interest in that portion of the
7 roadway being acquired who, in part, are adjoining property owners and who have
8 approached the County about acquiring their interest in the roadway property to preserve
9 and enhance said roadway in the County's name; and,

10 **WHEREAS**, the County is a willing buyer on the open market for the fair market
11 price of Four Thousand Dollars (**\$4,000.00**) and other good and valuable consideration as
12 set forth in the Contract for Sale and Quit Claim Deed as set forth in Exhibits B and C as
13 attached hereto; and,

14 **WHEREAS**, The County believes that it would be in the best interest of the County
15 to purchase ½ of the roadway known as Old County Road as set forth herein.

16 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
17 **AS FOLLOWS:**

18 **Section 1.** The Jefferson County, Missouri, County Council hereby authorizes
19 the County Executive to accept the offer, contract and execute the Quit Claim Deed from
20 The Jeffrey M. Bonacker Revocable Living Trust and the Karen S. Bonacker Revocable
21 Living Trust aka Jeffrey M. Bonacker & Karen S. Bonacker, (Sellers) of the property as set
22 forth in Exhibits A, B and C as attached hereto and as though fully set forth herein for ½

1 of the Roadway known as Old County Road made a part thereof, for the sum of Four
2 Thousand Dollars **(\$4,000.00)** and other good and valuable consideration.

3 **Section 2.** The Jefferson County, Council hereby further authorizes the County
4 Executive to execute any and all documents necessary to effectuate the purchase of the said
5 real estate as set forth in Exhibits A, B and C subject to any and all budgetary
6 considerations, appropriations, or reserves from the Department of Parks and Recreations'
7 funds and as authorized by the Council herein and to take any other actions necessary to
8 carry out the intent of this Ordinance.

9 **Section 3.** This Ordinance shall be in full force and effect from and after its
10 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
11 shall not affect the remainder of this Ordinance.

12 **Section 4.** A copy of this Ordinance and all exhibits shall be kept on file at the
13 County Clerk's Office consistent with the rules and procedures for the maintenance and
14 retention of records as promulgated by the Secretary of State.

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**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS ____ DAY OF APRIL 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF APRIL 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF APRIL 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

RESOLUTION NO.: R22-0401

INTRODUCED BY: COUNCIL MEMBER _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL DENYING APPLICATION PM21031 A REQUEST FOR**
3 **A ZONE CHANGE FOR PARCEL NUMBER 13-2.0-03.0-0-000-001 LOCATED**
4 **AT 100-151 SKULLBONES HILL ROAD AND 7575 SKULLBONES ROAD,**
5 **FROM LARGE LOT RESIDENTIAL (LR2) ZONE DISTRICT TO PLANNED**
6 **MIXED USE (PM) ZONE DISTRICT AND A DEVELOPMENT PLAN FOR**
7 **SKULLBONES CAMPGROUND, LOCATED IN COUNCIL DISTRICT 7.**

8 **WHEREAS,** a hearing was held by the Jefferson County, Missouri, Council on
9 March 14, 2022 on Application/Petition Number PM21031, a request for a zone change
10 from Large Lot Residential (LR2) zone district to Planned Mixed Use (PM) zone district
11 and a development plan for Skullbones Campground on approximately 22.4 acres of the
12 following described real estate located in Jefferson County, State of Missouri, to-wit:
13 Parcel Number: 13-2.0-03.0-0-000-001; and

14 **WHEREAS,** the record of the May 27, 2021 hearing and the recommendation of
15 denial by the Planning and Zoning Commission have been filed with the Jefferson
16 County, Missouri, Council; and

17 **WHEREAS,** the Jefferson County, Missouri, Council has taken official notice of
18 the following items and exhibits filed with and presented to the Jefferson County,
19 Missouri, Council with respect to the Application:

1 a. Jefferson County Planning Division Staff Report to the Planning
2 and Zoning Commission and County Council recommending denial of the
3 application and the case file for this Application;

4 b. The record of the hearing before the Jefferson County, Missouri,
5 Planning and Zoning Commission included the following exhibits:

6 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
7 adopted August 6, 2003 and effective April 2, 2008;

8 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
9 Unified Development Order, adopted April 2, 2008, as
10 amended;

11 Exhibit C, Staff Report and case file;

12 Exhibit D, Packet submitted by Beau Govreau;

13 Exhibit E, Easement Deed submitted by Petitioner;

14 Exhibit F, Aerial photographs depicting Skullbones Road;

15 Exhibit G, List of variance requests;

16 Exhibit H, Letter supporting Camp Skullbones signed by Chuck Telle of
17 Chuck Telle Bail Bonds; and

18 Exhibit I, Document titled “Hundreds of Reviews Have Everyone Standup
19 That is There To Support Us Arch Your Back”

20 **NOW THEREFORE,** the Jefferson County, Missouri, Council makes the
21 following findings of fact and conclusions of law, and with respect to said facts and
22 conclusions, the Council finds that and concludes as a matter of law as follows:

1 a. All persons required to receive notice of the hearings were
2 notified, all notices were published, and signs posted in accordance with Missouri
3 law and the Unified Development Order.

4 b. The Jefferson County, Missouri, Council has jurisdiction over the
5 subject matter of this application.

6 c. The property that is the subject of Petition PM21031 (hereinafter,
7 the “Subject Property”) is located at 100-151 Skullbones Hill Road and 7575
8 Skullbones Road, is approximately 22.4 acres in size, and is accessed via
9 Skullbones Road and Skullbones Hill Road.

10 d. Skullbones Road and Skullbones Hill Road are not County
11 maintained roads. They are both privately maintained roads.

12 e. Skullbones Road is a gated, one lane road that runs through the
13 floodway and floodplain. Skullbones Road is a gravel road that varies in width
14 from 15 feet wide near the entrance narrowing to as little as 10 feet in places.
15 There is a gate near the entrance which narrows to 14 feet. Just beyond the gate is
16 a narrow box culvert (14 feet wide and about 8 feet high) with no guardrail
17 protection. There are other narrow culverts on the road with no guardrail
18 protection. In many places there is no room for cars traveling in opposite
19 directions to pass.

20 f. For developments such as the one proposed by Petitioner, the UDO
21 requires a 22 foot wide road in a 28 foot Right of way (or easement).

22 g. In addition to UDO requirements, Chapter 5, section 503.2.1, of

1 the International Fire Code, which has been adopted and incorporated into the
2 Jefferson County Building Code requires specific dimensions for fire apparatus
3 vehicles. Fire apparatus access roads shall have an unobstructed width of not less
4 than 20 feet, exclusive of shoulders.

5 h. The Subject Property is currently zoned Large Lot Residential
6 (LR2) zone district.

7 i. All adjoining and surrounding properties are zoned residential (R7,
8 R40, and LR2 zone districts).

9 j. The Petitioner is proposing the rezoning to Planned Mixed Use
10 (PM) zone district in order to facilitate the development of a banquet facility
11 (wedding venue), commercial outdoor recreational facility (volleyball courts,
12 pool, campground/cabins) and single-family residence.

13 k. During the hearing on March 14, 2022 the Petitioner conceded that
14 it was no longer seeking approval of the banquet facility use but still wishes to
15 pursue the PM zoning for the other commercial uses (the original application still
16 indicates banquet facility as a requested use).

17 l. Because the Petitioner has proposed to rezone the Subject Property
18 to the PM zone district, a planned district, a development plan is required to be
19 submitted with the zone change request and is subject to review by the County
20 Council.

21 m. The Petitioner did file a development plan with the application for
22 rezoning which depicts the proposed banquet facility (wedding venue),

1 commercial outdoor recreational facility (volleyball courts, pool,
2 campground/cabins) and single-family residence.

3 n. Section 400.1600 of the UDO sets forth the design standards for
4 mixed use developments like the development proposed by Petitioner. These
5 standards include a requirement that the site access a public street. The site does
6 not access a public street, it is accessed by Skullbones Road and Skullbones Hill
7 Road, both private streets.

8 o. Sections 400.1140(A)(11) and 400.1230(C) of the UDO set forth
9 the criteria to be considered by the Planning and Zoning Commission and the
10 County Council for any application for a rezoning and development plan.

11 p. Petition PM21031 does not satisfy the various development related
12 rules as set forth in the UDO as demonstrated, in part, by the fact that the
13 Development Plan as filed by the Petitioner seeks a total of ten (10) modifications
14 and exemptions from the UDO required development rules.

15 q. Despite requesting numerous modifications from UDO required
16 development rules, Petitioner did not seek a modification from the requirement
17 that the site access a public street.

18 r. Even if Petitioner had requested a modification from the access
19 requirement, said modification could only be granted if the County Council finds
20 that the proposed amenities, in this instance the access road, are equal to or higher
21 in quality than the UDO required access.

1 s. The County Council finds that a private, gravel street that varies in
2 width from 15 feet wide to as little as 10 feet wide is not equal to or higher in
3 quality than a 22 foot wide, paved public street.

4 t. Petition PM21031 does not satisfy the criteria set forth by the
5 UDO in that the proposed use for a commercial recreational facility and banquet
6 center does not fit with the character of the neighborhood, which is almost
7 exclusively residential in nature. The property is accessed by a private, gated, one
8 lane road that runs through the floodplain and floodway. The character and
9 aesthetic of the neighborhood do not support an outdoor recreation and
10 commercial banquet facility use.

11 u. Petition PM21031 does not satisfy the criteria set forth by the
12 UDO in that the adjacent properties are currently used for single-family
13 residential purposes on mostly large tracts of land that are heavily wooded. There
14 are no commercial land uses until the main intersection of Ficken and State
15 Highway 30. That is roughly a half mile from the subject property's northern
16 property line. The commercial uses proposed are not compatible with the existing
17 residences along Skullbones Rd.

18 v. Petition PM21031 does not satisfy the criteria set forth by the
19 UDO in that the road network as proposed is inadequate under the UDO to
20 support a commercial use such as the one proposed. This could potentially create
21 dangerous situations in regard to safe transportation to and from the property.

1 w. Petition PM21031 does not satisfy the criteria set forth by the
2 UDO in that the subject property is reasonably zoned under its present LR2
3 zoning classification. The subject property, as are all adjacent properties is
4 suitable for the uses permitted within the LR2 zone district. The combination of
5 land uses sought by the petitioner makes the petition out of place and out of
6 character for the site.

7 x. Petition PM21031 does not satisfy the criteria set forth by the
8 UDO in that the property is currently zoned LR2 and is primarily designated for
9 Large Lot Residential. The additional commercial uses elevate the intensity of
10 usage outside what could be sought under the current zoning.

11 y. Petition PM21031 does not satisfy the criteria set forth by the
12 UDO in that the proposed development plan could potentially have impacts on the
13 stream and low density, heavily wooded areas that surround the property. This is
14 especially true on the southern property line where parking for the commercial
15 development is located in close proximity to a neighboring residential property.

16 z. Petition PM21031 does not satisfy the criteria set forth by the
17 UDO in that the inadequacy of the transportation infrastructure could lead to
18 issues regarding public safety. The plan as proposed fails to address those
19 concerns both internally and externally (offsite improvements that would be
20 required for this use). Large numbers of vehicles utilizing the property for
21 weddings, receptions, athletic events, etc. will create additional noise, traffic, and
22 dust along Skullbones Rd. Additionally, outdoor athletic events have the

1 potential to create excessive noise and light pollution that will negatively impact
2 surrounding residential uses. Skullbones Rd. does not dead-end at the subject
3 property. There are residences behind the subject property that utilize Skullbones
4 Rd. as their access. Allowing the commercial uses, parking lots, additional
5 traffic, etc. will force those residents to navigate through a commercial
6 development in order to access their homes. This is certainly detrimental to those
7 residential properties.

8 aa. Petition PM21031 does not satisfy the criteria set forth by the
9 UDO in that the Petitioner is proposing multiple commercial uses in a rural,
10 residential area that is accessed by a private, gated, one lane road that runs
11 through the floodplain and floodway. The Petitioner is seeking complete and total
12 relief from all requirements that would upgrade the road to make it safe for use
13 and access. As previously stated, the road does not currently meet UDO or
14 Building Code standards for these uses. Without all of the necessary and required
15 improvements, the road network is not safe for these uses.

16 bb. Petition PM21031 does not satisfy the criteria set forth by the
17 UDO in that a commercial use such as the one proposed could potentially produce
18 noise issues. The proposed parking and possible events going on the site could
19 see a dramatic increase in noise in an area that consists largely of big acreage,
20 wooded, residential lots.

1 cc. Petition PM21031 does not satisfy the criteria set forth by the
2 UDO in that the plan and list of modifications that were applied for fails to
3 adequately meet the standards set forth by the UDO.

4 dd. Petition PM21031 does not satisfy the criteria set forth by the
5 UDO in that the plan and list of modifications fail to achieve a standard, as cited
6 by minimums in both the UDO and Building Code (20' wide fire apparatus
7 drives), that would allow for emergency services to adequately serve the property.

8 ee. Petition PM21031 does not satisfy the criteria set forth by the
9 UDO in that that there would not be any benefit gained to the public health, safety
10 and welfare of the community. Rather than proposing to enhance the public
11 health, safety and welfare of the area, the petitioner has sought a complete
12 exemption from all rules and regulations that are designed to protect and benefit
13 the public health, safety and welfare of the community.

14 ff. Petition PM21031 does not satisfy the criteria set forth by the
15 UDO in that while the land uses proposed would not be entirely unreasonable in
16 the Secondary Growth Area, these land uses are not appropriate at this specific
17 location. The guidelines require them to be well connected to adequate
18 transportation roads and highways. This plan as presented fails to achieve those
19 guidelines.

20 gg. Petition PM21063 does not satisfy the criteria set forth by the
21 UDO in that the proposed rezoning and development plan would detrimentally

1 impact the adjacent properties in that the proposed facility will negatively affect
2 property values of residences in the neighborhood.

3 hh. Petition PM21063 does not satisfy the criteria set forth by the
4 UDO in that the proposed development plan does not incorporate adequate
5 ingress and egress and a street network that provides for the efficient flow of
6 traffic.

7 ii. The current Large Lot Residential (LR2) zoning of the Subject
8 Property is reasonable. Petitioner submitted no evidence that the Subject Property
9 is currently unreasonably zoned or that the Subject Property could not be
10 developed within the existing zoning.

11 jj. The Petitioner submitted no evidence that the Subject Property is
12 unadaptable or unsuitable to the current LR2 zoning.

13 kk. Petition PM21031 is detrimental to the health, safety and welfare
14 of the residents of Jefferson County.

15 ll. Petition PM21031 is not in the best interests of the residents of
16 Jefferson County.

17 mm. Petition PM21031 is not in accordance with the UDO in numerous
18 ways, including but not limited to the following: the property is not accessed from
19 a State or County road, the only access is by a private, one lane road that runs
20 through a flood plain and floodway, which does not comply UDO requirements;
21 the commercial use of the existing private one lane road as an entrance of off
22 Ficken Road, poses a safety risk to those that use this road, plus the minimum

1 right of way width does not comply with UDO requirements; the unpaved roads
2 and parking lots as proposed do not comply with UDO requirements; the sight
3 distance profiles as proposed do not comply with UDO requirements; the lack of
4 designated handicap parking spaces does not comply with UDO requirements; the
5 proposed development does not fit with the character of the surrounding
6 residential neighborhood; and the lighting and noise from the proposed
7 development pose a potential problem with the neighboring residents.

8 nn. Petition PM21031 is not in harmony with and is not compatible
9 with surrounding and adjacent land uses and properties.

10 **NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE**
11 **JEFFERSON COUNTY, MISSOURI, COUNCIL, AS FOLLOWS:**

12 Section 1. Application Number: PM21031, a request for a zone change from
13 Large Lot Residential (LR2) zone district to Planned Mixed Use (PM) zone district and a
14 development plan for Skullbones Campground on approximately 22.4 acres of the
15 following described real estate located in Jefferson County, State of Missouri, to-wit:
16 Parcel Number: 13-2.0-03.0-0-000-001, is hereby denied.

17 Section 2. This Resolution and Order shall be in full force and effect from
18 and after its date of approval. If any part of this Resolution is invalid for any reason, such
19 invalidity shall not affect the remainder of this Resolution.

**THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL
VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS ____ DAY OF
_____, 2022, WAS:**

_____ DULY ADOPTED AND ORDERED _____ FAILED

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 04-11-2022

RESOLUTION NO.: R22-0402

INTRODUCED BY: COUNCIL MEMBER _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL DENYING APPLICATION PR222004 A REQUEST FOR**
3 **A ZONE CHANGE FOR PARCEL NUMBERS 09-3.0-05.0-3-003-029, 09-3.0-05.0-**
4 **2-003-011, 09-3.0-05.0-3-003-022, 09-3.0-05.0-3-003-022.01, 09-3.0-05.0-3-003-021,**
5 **AND 09-3.0-05.0-3-003-020 FROM NON-PLANNED COMMUNITY**
6 **COMMERCIAL (CC2) ZONE DISTRICT AND SINGLE-FAMILY**
7 **RESIDENTIAL (R20) ZONE DISTRICT TO PLANNED MIXED RESIDENTIAL**
8 **USE (PR2) ZONE DISTRICT AND A DEVELOPMENT PLAN FOR ROYAL**
9 **HILLS APARTMENTS/THE VILLAS AT ROYAL HILLS, LOCATED IN**
10 **COUNCIL DISTRICT 3.**

11 **WHEREAS,** a hearing was held by the Planning and Zoning Commission of
12 Jefferson County, Missouri on March 24, 2022 on Application/Petition Number
13 PR222004, a request for a zone change from Non-Planned Community Commercial
14 (CC2) zone district and Single-Family Residential (R20) zone district to Planned Mixed
15 Residential Use (PR2) zone district and a development plan for Royal Hills
16 Apartments/The Villas at Royal Hills on approximately 47.0 acres of the following
17 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel
18 Numbers: 09-3.0-05.0-3-003-029, 09-3.0-05.0-2-003-011, 09-3.0-05.0-3-003-022, 09-
19 3.0-05.0-3-003-022.01, 09-3.0-05.0-3-003-021, and 09-3.0-05.0-3-003-020; and

WHEREAS, the record of the March 24, 2022 hearing and the recommendation of denial by the Planning and Zoning Commission have been filed with the Jefferson County, Missouri, Council; and

WHEREAS, the Jefferson County, Missouri, Council has taken official notice of the following items and exhibits filed with and presented to the Jefferson County, Missouri, Council with respect to the Application:

a. Jefferson County Planning Division Staff Report to the Planning and Zoning Commission recommending approval of the application and the case file for this Application;

b. The record of the hearing before the Jefferson County, Missouri, Planning and Zoning Commission included the following exhibits:

Exhibit A, The Official Master Plan for Jefferson County, Missouri,
adopted August 6, 2003 and effective April 2, 2008;

Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
Unified Development Order, adopted April 2, 2008, as
amended;

Exhibit C, Staff Report and case file;

Exhibit D, Photographs submitted by Petitioner;

Exhibit E, Plat of Southern Acres submitted by Petitioner;

Exhibit F, City of Arnold, Missouri's Memorandum in Opposition
submitted by Allison Sweeney; and

Exhibit G, Petition submitted by individuals opposed to PR222004.

1 **NOW THEREFORE**, the Jefferson County, Missouri, Council makes the
2 following findings of fact and conclusions of law, and with respect to said facts and
3 conclusions, the Council finds that and concludes as a matter of law as follows:

4 a. All persons required to receive notice of the hearings were
5 notified, all notices were published, and signs posted in accordance with Missouri
6 law and the Unified Development Order.

7 b. The Jefferson County, Missouri, Council has jurisdiction over the
8 subject matter of this application.

9 c. The property that is the subject of Petition PR222004 (hereinafter,
10 the “Subject Property”) is located at the intersection of Jeffco Blvd and Telegraph
11 Road.

12 d. The Subject Property is currently zoned Non-Planned Community
13 Commercial (CC2) and Single Family Residential (R20) zone districts.

14 e. The Petitioner is proposing the rezoning to Planned Mixed
15 Residential Use (PR2) zone district in order to facilitate the development of 248
16 multi-family units and 140 attached villa units.

17 f. The current CC2 and R20 zoning does not permit the uses sought
18 by the Petitioner.

19 g. Because the Petitioner has proposed to rezone the Subject Property
20 to the PR2 zone district, a planned district, a development plan is required to be
21 submitted with the zone change request and is subject to review by the County
22 Council.

1 h. The Petitioner did file a development plan with the application for
2 rezoning which depicts the proposed multi-family and attached villa units.

3 i. Sections 400.1140(A)(11) and 400.1230(C) of the UDO set forth
4 the criteria to be considered by the Planning and Zoning Commission and the
5 County Council for any application for a rezoning and development plan.

6 j. Petition PR222004 does not satisfy the criteria set forth by the
7 UDO in that the proposed rezoning and development plan are out of character and
8 not compatible with surrounding uses.

9 k. Multi-family apartments and attached villas at the density proposed
10 would be out of character with the neighborhood.

11 l. Petition PR222004 does not satisfy the criteria set forth by the
12 UDO in that the proposed rezoning and development plan would detrimentally
13 impact the adjacent properties.

14 m. Petition PR222004 does not satisfy the criteria set forth by the
15 UDO in that the proposed development plan does not incorporate adequate
16 ingress and egress and a street network that provides for the efficient flow of
17 traffic.

18 n. The current Non-Planned Community Commercial (CC2) and
19 Single Family (R20) zoning of the Subject Property is reasonable. Petitioner
20 submitted no evidence that the Subject Property is currently unreasonably zoned
21 or that the Subject Property could not be developed within the existing zoning.

1 o. The Petitioner submitted no evidence that the Subject Property is
2 unadaptable or unsuitable to the current CC2 and R20 zoning. In fact, as
3 currently zoned, the Petitioner could subdivide the property and construct single-
4 family residences that would be wholly compatible with surrounding residential
5 properties.

6 p. Petition PR222004 is detrimental to the health, safety and welfare
7 of the residents of Jefferson County.

8 q. Petition PR222004 is not in the best interests of the residents of
9 Jefferson County.

10 r. Petition PR222004 is not in accordance with the UDO.

11 s. Petition PR222004 is not in harmony with and is not compatible
12 with surrounding and adjacent land uses and properties.

13 **NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE**
14 **JEFFERSON COUNTY, MISSOURI, COUNCIL, AS FOLLOWS:**

15 Section 1. Application Number: PR222004, a request for a zone change from
16 Non-Planned Community Commercial (CC2) zone district and Single-Family Residential
17 (R20) zone district to Planned Mixed Residential Use (PR2) zone district and approval of
18 a development plan for Royal Hills Apartments/The Villas at Royal Hills on
19 approximately 47.0 acres of the following described real estate located in Jefferson
20 County, State of Missouri, to-wit: Parcel Number: 09-3.0-05.0-3-003-029, 09-3.0-05.0-2-
21 003-011, 09-3.0-05.0-3-003-022, 09-3.0-05.0-3-003-022.01, 09-3.0-05.0-3-003-021, and
22 09-3.0-05.0-3-003-020, is hereby denied.

1 Section 2. This Resolution and Order shall be in full force and effect from
2 and after its date of approval. If any part of this Resolution is invalid for any reason, such
3 invalidity shall not affect the remainder of this Resolution.

4 **THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL**
5 **VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS _____ DAY OF
_____, 2022, WAS:

_____ **DULY ADOPTED AND ORDERED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 04-11-2022

RESOLUTION NO.: R22-0403

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL TO CORRECT ERRONEOUS ASSESSMENTS, OR**
3 **MISTAKES OR DEFECTS IN DESCRIPTIONS OF LANDS, ASSESSMENT OR**
4 **TAX RECORDS (PERSONAL PROPERTY) PURSUANT TO ARTICLE III,**
5 **SECTION 3.4.3.1 OF THE HOME RULE CHARTER OF JEFFERSON COUNTY,**
6 **MISSOURI FOR THE PROPERTY SET FORTH HEREIN AND LOCATED IN**
7 **JEFFERSON COUNTY, MISSOURI.**

8 **WHEREAS,** Article III, Section 3.4.3.1 of the Home Rule Charter of Jefferson
9 County, Missouri, authorizes the Jefferson County, Missouri, Council to correct errors in
10 assessment records and tax records by order or resolution; and,

11 **WHEREAS,** the Assessor of Jefferson County, Missouri, has determined that
12 certain changes should be made to the Jefferson County, Missouri, tax records due to
13 erroneous assessments, defects or mistakes in Personal Property as set forth in Exhibit A
14 which is attached hereto and incorporated herein by reference; and,

15 **WHEREAS,** the Assessor of Jefferson County, Missouri, has submitted to the
16 Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or
17 mistakes in Personal Property as set forth in Exhibit A which is attached hereto and
18 incorporated herein by reference as though fully set forth herein; and,

1 **WHEREAS**, the Assessor of Jefferson County, Missouri, states that changes
2 should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true
3 value and accounting for the aforementioned Personal Property located in Jefferson
4 County, Missouri; and,

5 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
6 interest of the County to correct the errors, defects or mistakes; and,

7 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
8 interest of the persons so affected to correct the errors, defects or mistakes.

9 **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:**

10 Section 1. The corrections of errors, defects or mistakes in Personal Property
11 as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference,
12 shall be so modified to reflect the values as set forth in Exhibit A and pursuant to Article
13 III, Section 3.4.3.1 of the Home Rule Charter of Jefferson County, Missouri.

14 Section 2. The Assessor for Jefferson County, Missouri, shall make the
15 appropriate changes to their records and record keeping systems in accordance with this
16 Order and Exhibit A.

17 Section 3. Copies of this Resolution and Order, and Exhibit A, which is
18 attached hereto and made a part hereof, shall be kept on file at the County Clerk's Office.

19 Section 4. This Resolution and Order shall be in full force and in effect from
20 and after the date of its enactment.

21

1 Section 5. If any part of this Resolution and Order is invalid for any reason,
2 such invalidity shall not affect the remainder of this Resolution and Order.

3

**THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL
VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS _____
DAY OF _____ 2022, WAS:**

_____ **DULY ADOPTED AND ORDERED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, County Council, Executive Assistant

Reading Date: 04-11-2022

RESOLUTION NO.: R22-0404

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL TO CORRECT ERRONEOUS ASSESSMENTS, OR**
3 **MISTAKES OR DEFECTS IN DESCRIPTIONS OF LANDS, ASSESSMENT OR**
4 **TAX RECORDS (REAL PROPERTY) PURSUANT TO ARTICLE III, SECTION**
5 **3.4.3.1 OF THE HOME RULE CHARTER OF JEFFERSON COUNTY, MISSOURI**
6 **FOR THE PROPERTY SET FORTH HEREIN AND LOCATED IN JEFFERSON**
7 **COUNTY, MISSOURI.**

8 **WHEREAS,** Article III, Section 3.4.3.1 of the Home Rule Charter of Jefferson
9 County, Missouri, authorizes the Jefferson County, Missouri, Council to correct errors in
10 assessment records and tax records by order or resolution; and,

11 **WHEREAS,** the Assessor of Jefferson County, Missouri, has determined that
12 certain changes should be made to the Jefferson County, Missouri, tax records due to
13 erroneous assessments, defects or mistakes in Real Property as set forth in Exhibit A which
14 is attached hereto and incorporated herein by reference; and,

15 **WHEREAS,** the Assessor of Jefferson County, Missouri, has submitted to the
16 Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or
17 mistakes in Real Property as set forth in Exhibit A which is attached hereto and
18 incorporated herein by reference as though fully set forth herein; and,

1 **WHEREAS**, the Assessor of Jefferson County, Missouri, states that changes
2 should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true
3 value and accounting for the aforementioned Real Property located in Jefferson County,
4 Missouri; and,

5 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
6 interest of the County to correct the errors, defects or mistakes; and,

7 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
8 interest of the persons so affected to correct the errors, defects or mistakes.

9 **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:**

10 Section 1. The corrections of errors, defects or mistakes in Real Property as set
11 forth in Exhibit A, which is attached hereto and incorporated herein by this reference, shall
12 be so modified to reflect the values as set forth in Exhibit A and pursuant to Article III,
13 Section 3.4.3.1 of the Home Rule Charter of Jefferson County, Missouri.

14 Section 2. The Assessor for Jefferson County, Missouri, shall make the
15 appropriate changes to their records and record keeping systems in accordance with this
16 Order and Exhibit A.

17 Section 3. Copies of this Resolution and Order, and Exhibit A, which is
18 attached hereto and made a part hereof, shall be kept on file at the County Clerk's Office.

19 Section 4. This Resolution and Order shall be in full force and in effect from
20 and after the date of its enactment.

21

1 Section 5. If any part of this Resolution and Order is invalid for any reason,
2 such invalidity shall not affect the remainder of this Resolution and Order.

3

**THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL
VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS _____
DAY OF _____ 2022, WAS:**

_____ **DULY ADOPTED AND ORDERED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, County Council, Executive Assistant

Reading Date: 04-11-2022

BILL NO.: 22-0419

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY TO ACCEPT A LAND**
2 **TRANSFER BY RECORDING A GENERAL WARRANTY, DEED BY AND**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI, AND THE OWNERS OF A**
4 **THIRTY-FIVE FOOT-WIDE ROAD EASEMENT, FOR COMPLETION OF THE**
5 **PUBLIC MAINTENANCE ACCEPTANCE OF MARRIOTT LANE, LOCATED**
6 **IN COUNCIL DISTRICT 4.**

7 **WHEREAS**, Jefferson County, Missouri (hereafter, “County”) enacted
8 Ordinance No. 18-0158 on February 28, 2018, to authorize Jefferson County to petition
9 the County Council with any recommended additions to the County Road System of
10 publicly maintained roads and streets within unincorporated Jefferson County, Missouri;
11 and,

12 **WHEREAS**, petitions are evaluated on a performance-based selection process
13 that is defined by the Public Works Director (hereafter, “Director”) by way of the
14 administratively approved subdivision street maintenance acceptance procedure; and,

15 **WHEREAS**, recommended additions to the existing system shall include a
16 benefit-cost analysis that are subject to budgetary limitations; and,

17 **WHEREAS**, added facilities to the County Road System must be included in
18 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may
19 be necessary for each subdivision under a separate ordinance; and,

1 **WHEREAS**, David Mangelsdorf and Glenna Mangelsdorf (hereafter, “Property
2 Owners”), represented through their engineer of record, Govero Land Services, Inc., have
3 submitted a request for public maintenance acceptance review to the Public Works
4 Department (hereafter, “Department”) for Marriott Lane; and,

5 **WHEREAS**, the Department has determined that the request meets or exceeds
6 the performance rating criteria for road acceptance; and,

7 **WHEREAS**, the Property Owners desire for the County to accept a certain land
8 transfer, by the recording of a general warranty deed, to transfer maintenance of Marriott
9 Lane and associated road easement rights to the County; and,

10 **WHEREAS**, the Director recommends the acceptance and recording of the
11 general warranty deed, presented by the Property Owners as grantor, for the transfer of an
12 existing thirty-five (35) foot road easement and public maintenance acceptance of
13 Marriott Lane; and,

14 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
15 interest of the County to accept and record a general warranty deed presented by the
16 Property Owners for the public maintenance acceptance of Marriott Lane. A copy of said
17 general warranty deed is attached hereto as Exhibit “A”.

18 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
19 **COUNCIL, AS FOLLOWS:**

20 Section 1: Jefferson County shall accept and record a general warranty deed
21 presented by the Property Owners for the public maintenance acceptance of Marriott
22 Lane. Copies of said general warranty deed is attached hereto as Exhibit “A”. The

1 County is further authorized to take any and all actions necessary to carry out the intent
2 of this Ordinance.

3 Section 2: A copy of the general warranty deed shall be maintained by the
4 Department of the County Recorder consistent with the rules and procedures for the
5 maintenance and retention of records as promulgated by the Secretary of State.

6 Section 3: This Ordinance shall be in full force and effect from and after its
7 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
8 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY
OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE PEBBLE ACRES**
4 **SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE PUBLIC**
5 **MAINTENANCE ACCEPTANCE OF PEBBLE ACRES COURT, PEBBLE**
6 **ACRES DRIVE AND PEBBLE CREEK DRIVE, LOCATED IN COUNCIL**
7 **DISTRICT 1.**

8 **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on
9 February 28, 2018, to authorize Jefferson County to petition the County Council with any
10 recommended additions to the County Road System of publicly maintained roads and
11 streets within unincorporated Jefferson County, Missouri; and,

12 **WHEREAS**, petitions are evaluated on a performance-based selection process
13 that is defined by the Public Works Director by way of the administratively-approved
14 subdivision street maintenance acceptance procedure; and,

15 **WHEREAS**, recommended additions to the existing system shall include a
16 benefit-cost analysis that are subject to budgetary limitations; and,

1 **WHEREAS**, added facilities to the County Road System must be included in
2 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may
3 be necessary for each subdivision under a separate ordinance; and,

4 **WHEREAS**, the Pebble Acres Subdivision Homeowners' Association has
5 submitted a request for public maintenance acceptance review to the Public Works
6 Department for the streets: Pebble Acres Court; Pebble Acres Drive; and Pebble Creek
7 Drive; and,

8 **WHEREAS**, the Public Works Department has determined that the request meets
9 or exceeds the performance rating criteria for street acceptance and the subdivision
10 petition exceeds a simple majority of lot owner signatures; and,

11 **WHEREAS**, the Public Works Director recommends public maintenance
12 acceptance of the aforementioned subdivision streets under the terms and conditions of
13 the subdivision street maintenance agreement; and,

14 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
15 interest of the County to enter into a subdivision street maintenance agreement with the
16 Pebble Acres Subdivision Homeowners' Association for the public maintenance
17 acceptance of Pebble Acres Court; Pebble Acres Drive; and Pebble Creek Drive. A copy
18 of said agreement is attached hereto as Exhibit A.

19 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
20 **COUNCIL, AS FOLLOWS:**

21 Section 1: Jefferson County shall execute the subdivision street maintenance
22 agreement with the Pebble Acres Subdivision Homeowners' Association for the public

1 maintenance acceptance of Pebble Acres Court; Pebble Acres Drive; and Pebble Creek
2 Drive.

3 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
4 County Executive to execute the agreement set forth in this Ordinance. A copy of said
5 agreement is attached hereto as Exhibit A. The County Executive is further authorized to
6 take any and all actions necessary to carry out the intent of this Ordinance.

7 Section 3: A copy of the agreement shall be maintained by the Department of
8 the County Clerk consistent with the rules and procedures for the maintenance and
9 retention of records as promulgated by the Secretary of State.

10 Section 4: This Ordinance shall be in full force and effect from and after its
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
12 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 04-11-2022

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE SUNNY BROOK**
4 **FARM SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE PUBLIC**
5 **MAINTENANCE ACCEPTANCE OF APPLE HOLLOW DRIVE, BROOK**
6 **RIDGE DRIVE, KLEINSCHMIDT DRIVE, SUNNY BROOK COURT, SUNNY**
7 **BROOK DRIVE, SUNNY GLEN COURT, SUN TIDE COURT AND SUN TIDE**
8 **DRIVE, LOCATED IN COUNCIL DISTRICT 3.**

9 **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on
10 February 28, 2018, to authorize Jefferson County to petition the County Council with any
11 recommended additions to the County Road System of publicly maintained roads and
12 streets within unincorporated Jefferson County, Missouri; and,

13 **WHEREAS**, petitions are evaluated on a performance-based selection process
14 that is defined by the Public Works Director by way of the administratively-approved
15 subdivision street maintenance acceptance procedure; and,

16 **WHEREAS**, recommended additions to the existing system shall include a
17 benefit-cost analysis that are subject to budgetary limitations; and,

1 **WHEREAS**, added facilities to the County Road System must be included in
2 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may
3 be necessary for each subdivision under a separate ordinance; and,

4 **WHEREAS**, the Sunny Brook Farm Subdivision Homeowners' Association has
5 submitted a request for public maintenance acceptance review to the Public Works
6 Department for the streets: Apple Hollow Drive; Brook Ridge Drive; Kleinschmidt
7 Drive; Sunny Brook Court; Sunny Brook Drive; Sunny Glen Court; Sun Tide Court and
8 Sun Tide Drive; and,

9 **WHEREAS**, the Public Works Department has determined that the request meets
10 or exceeds the performance rating criteria for street acceptance and the subdivision
11 petition exceeds a simple majority of lot owner signatures; and,

12 **WHEREAS**, the Public Works Director recommends public maintenance
13 acceptance of the aforementioned subdivision streets under the terms and conditions of
14 the subdivision street maintenance agreement; and,

15 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
16 interest of the County to enter into a subdivision street maintenance agreement with the
17 Sunny Brook Farm Subdivision Homeowners' Association for the public maintenance
18 acceptance of Apple Hollow Drive; Brook Ridge Drive; Kleinschmidt Drive; Sunny
19 Brook Court; Sunny Brook Drive; Sunny Glen Court; Sun Tide Court; and Sun Tide
20 Drive. A copy of said agreement is attached hereto as Exhibit A.

21 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
22 **COUNCIL, AS FOLLOWS:**

1 Section 1: Jefferson County shall execute the subdivision street maintenance
2 agreement with the Sunny Brook Farm Subdivision Homeowners' Association for the
3 public maintenance acceptance of Apple Hollow Drive; Brook Ridge Drive;
4 Kleinschmidt Drive; Sunny Brook Court; Sunny Brook Drive; Sunny Glen Court; Sun
5 Tide Court; and Sun Tide Drive.

6 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
7 County Executive to execute the agreement set forth in this Ordinance. A copy of said
8 agreement is attached hereto as Exhibit A. The County Executive is further authorized to
9 take any and all actions necessary to carry out the intent of this Ordinance.

10 Section 3: A copy of the agreement shall be maintained by the Department of
11 the County Clerk consistent with the rules and procedures for the maintenance and
12 retention of records as promulgated by the Secretary of State.

13 Section 4: This Ordinance shall be in full force and effect from and after its
14 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
15 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 04-11-2022

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE TIMBER WOLF**
4 **VALLEY SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE PUBLIC**
5 **MAINTENANCE ACCEPTANCE OF BIG PINEY DRIVE, BOISE CIRCLE,**
6 **CALAMADI CIRCLE, CODY CIRCLE, CORTEZ CIRCLE, GREY WOLF**
7 **CIRCLE, LONE WOLF DRIVE, LONGLEAF PINE DRIVE, PINEYKNOT**
8 **DRIVE, PUEBLO CIRCLE, TENSLEEP CIRCLE, TIMBER WOLF DRIVE,**
9 **TRAIL BLAZE CIRCLE, TUMBLEWEED CIRCLE AND WHISPERING**
10 **CREEK DRIVE, LOCATED IN COUNCIL DISTRICT 5.**

11 **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on
12 February 28, 2018, to authorize Jefferson County to petition the County Council with any
13 recommended additions to the County Road System of publicly maintained roads and
14 streets within unincorporated Jefferson County, Missouri; and,

15 **WHEREAS**, petitions are evaluated on a performance-based selection process
16 that is defined by the Public Works Director by way of the administratively-approved
17 subdivision street maintenance acceptance procedure; and,

1 **WHEREAS**, recommended additions to the existing system shall include a
2 benefit-cost analysis that are subject to budgetary limitations; and,

3 **WHEREAS**, added facilities to the County Road System must be included in
4 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may
5 be necessary for each subdivision under a separate ordinance; and,

6 **WHEREAS**, the Timber Wolf Valley Subdivision Homeowners' Association has
7 submitted a request for public maintenance acceptance review to the Public Works
8 Department for the streets: Big Piney Drive; Boise Circle; Calamadi Circle; Cody Circle;
9 Cortez Circle; Grey Wolf Circle; Lone Wolf Drive; Longleaf Pine Drive; Pineyknot
10 Drive; Pueblo Circle; Tensleep Circle; Timber Wolf Drive; Trail Blaze Circle;
11 Tumbleweed Circle; and Whispering Creek Drive; and,

12 **WHEREAS**, the Public Works Department has determined that the request meets
13 or exceeds the performance rating criteria for street acceptance and the subdivision
14 petition exceeds a simple majority of lot owner signatures; and,

15 **WHEREAS**, the Public Works Director recommends public maintenance
16 acceptance of the aforementioned subdivision streets under the terms and conditions of
17 the subdivision street maintenance agreement; and,

18 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
19 interest of the County to enter into a subdivision street maintenance agreement with the
20 Timber Wolf Valley Subdivision Homeowners' Association for the public maintenance
21 acceptance of Big Piney Drive; Boise Circle; Calamadi Circle; Cody Circle; Cortez
22 Circle; Grey Wolf Circle; Lone Wolf Drive; Longleaf Pine Drive; Pineyknot Drive;

1 Pueblo Circle; Tensleep Circle; Timber Wolf Drive; Trail Blaze Circle; Tumbleweed
2 Circle; and Whispering Creek Drive. A copy of said agreement is attached hereto as
3 Exhibit A.

4 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
5 **COUNCIL, AS FOLLOWS:**

6 Section 1: Jefferson County shall execute the subdivision street maintenance
7 agreement with the Timber Wolf Valley Subdivision Homeowners' Association for the
8 public maintenance acceptance of Big Piney Drive; Boise Circle; Calamadi Circle; Cody
9 Circle; Cortez Circle; Grey Wolf Circle; Lone Wolf Drive; Longleaf Pine Drive;
10 Pineyknott Drive; Pueblo Circle; Tensleep Circle; Timber Wolf Drive; Trail Blaze Circle;
11 Tumbleweed Circle; and Whispering Creek Drive.

12 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
13 County Executive to execute the agreement set forth in this Ordinance. A copy of said
14 agreement is attached hereto as Exhibit A. The County Executive is further authorized to
15 take any and all actions necessary to carry out the intent of this Ordinance.

16 Section 3: A copy of the agreement shall be maintained by the Department of
17 the County Clerk consistent with the rules and procedures for the maintenance and
18 retention of records as promulgated by the Secretary of State.

19 Section 4: This Ordinance shall be in full force and effect from and after its
20 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
21 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 04-11-2022

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE TIMBERLINE**
4 **ESTATES SUBDIVISION ROAD ASSOCIATION FOR THE PUBLIC**
5 **MAINTENANCE ACCEPTANCE OF TIMBERLINE DRIVE, TIMBERLINE**
6 **COURT AND HICKORY HOLLOW LANE, LOCATED IN COUNCIL DISTRICT**
7 **1.**

8 **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on
9 February 28, 2018, to authorize Jefferson County to petition the County Council with any
10 recommended additions to the County Road System of publicly maintained roads and
11 streets within unincorporated Jefferson County, Missouri; and,

12 **WHEREAS**, petitions are evaluated on a performance-based selection process
13 that is defined by the Public Works Director by way of the administratively-approved
14 subdivision street maintenance acceptance procedure; and,

15 **WHEREAS**, recommended additions to the existing system shall include a
16 benefit-cost analysis that are subject to budgetary limitations; and,

1 **WHEREAS**, added facilities to the County Road System must be included in
2 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may
3 be necessary for each subdivision under a separate ordinance; and,

4 **WHEREAS**, the Timberline Estates Subdivision Road Association has submitted
5 a request for public maintenance acceptance review to the Public Works Department for
6 the streets: Timberline Drive; Timberline Court; and Hickory Hollow Lane; and,

7 **WHEREAS**, the Public Works Department has determined that the request meets
8 or exceeds the performance rating criteria for street acceptance and the subdivision
9 petition exceeds a simple majority of lot owner signatures; and,

10 **WHEREAS**, the Public Works Director recommends public maintenance
11 acceptance of the aforementioned subdivision streets under the terms and conditions of
12 the subdivision street maintenance agreement; and,

13 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
14 interest of the County to enter into a subdivision street maintenance agreement with the
15 Timberline Estates Subdivision Road Association for the public maintenance acceptance
16 of Timberline Drive; Timberline Court; and Hickory Hollow Lane. A copy of said
17 agreement is attached hereto as Exhibit A.

18 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
19 **COUNCIL, AS FOLLOWS:**

20 Section 1: Jefferson County shall execute the subdivision street maintenance
21 agreement with the Timberline Estates Subdivision Road Association for the public

1 maintenance acceptance of Timberline Drive; Timberline Court; and Hickory Hollow
2 Lane.

3 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
4 County Executive to execute the agreement set forth in this Ordinance. A copy of said
5 agreement is attached hereto as Exhibit A. The County Executive is further authorized to
6 take any and all actions necessary to carry out the intent of this Ordinance.

7 Section 3: A copy of the agreement shall be maintained by the Department of
8 the County Clerk consistent with the rules and procedures for the maintenance and
9 retention of records as promulgated by the Secretary of State.

10 Section 4: This Ordinance shall be in full force and effect from and after its
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
12 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 04-11-2022

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE TUSCAN VALLEY**
4 **ESTATES SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE PUBLIC**
5 **MAINTENANCE ACCEPTANCE OF TUSCAN VALLEY ESTATES COURT**
6 **AND TUSCAN VALLEY CIRCLE, LOCATED IN COUNCIL DISTRICT 3.**

7 **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on
8 February 28, 2018, to authorize Jefferson County to petition the County Council with any
9 recommended additions to the County Road System of publicly maintained roads and
10 streets within unincorporated Jefferson County, Missouri; and,

11 **WHEREAS**, petitions are evaluated on a performance-based selection process
12 that is defined by the Public Works Director by way of the administratively-approved
13 subdivision street maintenance acceptance procedure; and,

14 **WHEREAS**, recommended additions to the existing system shall include a
15 benefit-cost analysis that are subject to budgetary limitations; and,

16 **WHEREAS**, added facilities to the County Road System must be included in
17 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may
18 be necessary for each subdivision under a separate ordinance; and,

1 **WHEREAS**, the Tuscan Valley Estates Subdivision Homeowners' Association
2 has submitted a request for public maintenance acceptance review to the Public Works
3 Department for the streets: Tuscan Valley Estates Court and Tuscan Valley Circle; and,

4 **WHEREAS**, the Public Works Department has determined that the request meets
5 or exceeds the performance rating criteria for street acceptance and the subdivision
6 petition exceeds a simple majority of lot owner signatures; and,

7 **WHEREAS**, the Public Works Director recommends public maintenance
8 acceptance of the aforementioned subdivision streets under the terms and conditions of
9 the subdivision street maintenance agreement; and,

10 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
11 interest of the County to enter into a subdivision street maintenance agreement with the
12 Tuscan Valley Estates Subdivision Homeowners' Association for the public maintenance
13 acceptance of Tuscan Valley Estates Court and Tuscan Valley Circle. A copy of said
14 agreement is attached hereto as Exhibit A.

15 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
16 **COUNCIL, AS FOLLOWS:**

17 Section 1: Jefferson County shall execute the subdivision street maintenance
18 agreement with the Tuscan Valley Estates Subdivision Homeowners' Association for the
19 public maintenance acceptance of Tuscan Valley Estates Court and Tuscan Valley Circle.

20 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
21 County Executive to execute the agreement set forth in this Ordinance. A copy of said

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY
OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 04-11-2022

Second Reading:

Third Reading:

BILL NO.: 22-0425

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PI22007 TO REZONE**
2 **PARCEL 09-4.0-20.0-2-001-023 FROM NEIGHBORHOOD COMMERCIAL**
3 **(NC1) ZONE DISTRICT TO PLANNED INDUSTRIAL (PI) ZONE DISTRICT**
4 **AND APPROVAL OF A DEVELOPMENT PLAN FOR DAYS PARTS YARD**
5 **LOCATED IN COUNCIL DISTRICT 4.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 24, 2022, on Application/Petition Number
8 PI22007, for the rezoning of 3.95 acres, from Neighborhood Commercial (NC1) zone
9 district to Planned Industrial (PI) zone district and development plan approval for Days
10 Parts Yard on the following described real estate in Jefferson County, State of Missouri,
11 to-wit: Parcel Number: 09-4.0-20.0-2-001-023; and

12 **WHEREAS**, the record of the March 24, 2022 hearing and the recommendation
13 of the Planning and Zoning Commission have been filed with the Jefferson County,
14 Missouri, Council; and

15 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
16 the following items and exhibits filed with and presented to the Jefferson County,
17 Missouri, Council with respect to the Application:

18 a. Jefferson County Planning Division Staff Report to the Planning
19 and Zoning Commission recommending approval of the application, development
20 plan, and the case file for this application.

1 b. The minutes and record of the March 24, 2022 hearing before the
2 Planning and Zoning Commission;

3 c. The record of the hearing before the Planning and Zoning
4 Commission including the following exhibits:

5 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
6 adopted August 6, 2003 and effective April 2, 2008;

7 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
8 Unified Development Order, adopted April 2, 2008, as
9 amended;

10 Exhibit C, Staff Report and case file;

11 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

12 a. All persons required to receive notice of the hearing were notified,
13 all notices were published, and signs posted in accordance with Missouri law and
14 the Unified Development Order.

15 b. The Jefferson County, Missouri, Council has jurisdiction over the
16 subject matter of this application.

17 c. The requested change in zoning is consistent with the intent stated
18 for the Planned Industrial (PI) zone district.

19 d. The requested change in zoning is in accordance with the Official
20 Master Plan of Jefferson County, Missouri in that the proposed zone change, and
21 development plan are located within the Primary Growth Area of Jefferson
22 County.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as modified and conditioned by
4 this Ordinance, is consistent with the UDO in that the development plan is
5 designed, located and proposed to be operated so that the public health, safety and
6 welfare will be protected.

7 g. The requested development plan, as modified and conditioned by
8 this Ordinance, is consistent with the UDO in that the development plan will not
9 impede the normal and orderly development and improvement of the surrounding
10 property.

11 h. The requested development plan, as modified and conditioned by
12 this Ordinance, is consistent with the UDO in that the development plan
13 incorporates adequate ingress and egress that provides for the efficient flow of
14 traffic.

15 i. The modifications to Chapter 400, Sections 400.4750 and
16 400.4650, as depicted on the development plan, and as conditioned by this
17 Ordinance, are in the best interest of the County in that the modifications
18 incorporate sound planning principles and design elements that are compatible
19 with surrounding properties and are consistent throughout the proposed project.

20 j. The modifications to Chapter 400, Sections 400.4750 and
21 400.4650, as depicted on the development plan, and as conditioned by this

1 Ordinance, are in the best interest of the County in that the modifications further
2 the stated goals and intent of the UDO.

3 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
4 **MISSOURI, COUNCIL, AS FOLLOWS:**

5 Section 1. Application Number: PI22007 is approved to rezone 3.95 acres
6 from Neighborhood Commercial (NC1) to Planned Industrial (PI) zone district and
7 development plan approval on the real estate described as Parcel Number: 09-4.0-20.0-2-
8 001-023 for Days Parts Yard, subject to the following modifications, regulatory
9 requirements and departmental conditions:

10 **Modifications**

11 1. **Approval** of relief from Article XIV Section 400.4750 – Minimum Screening
12 Requirements. Requesting relief from screening requirements on the north, east, and
13 western property lines with the following conditions:

- 14 1. All outdoor storage is 100% screened with site proof screening.
15 2. No vehicles, parts or other material may be stored outdoors anywhere on the
16 property other than within the screened storage area.
17 3. The buffer on the northern property line must meet at a minimum the
18 landscaping standards for a medium impact landscaping buffer. This can be
19 achieved with mature trees or a combination of mature trees and new plantings.

20 2. **Approval** of relief from Article XVI Section 400.4650 - Relief from Open Yard
21 Landscaping Requirements with the following condition

1 1. The area near the Stream Order 2 must remain undisturbed as proposed in the
2 development plan.

3 **Regulatory Requirements**

4 Permitted Uses

5 Land uses shall be permitted per the approved Development Plan. The following
6 land uses are permitted:

7 Auto parts Sales and Salvage

8 Floor Area, Height, and other Building Requirements

9 The floor area, height, and other building requirements shall comply with
10 applicable Articles of the UDO.

11 Site Development

12 Required Yards

13 Required yard setbacks shall be as follows in accordance with Article V of the
14 UDO: Front yard – 20 feet, Side yard – 15 feet, Rear yard – 20 feet

15 Design Standards

16 The development shall comply with Suburban Design Standards in accordance
17 with Article VII of the UDO, except as specifically modified by this Ordinance.

18 Access

19 Access shall be provided in accordance with the UDO.

20 Parking

21 Parking and loading shall be provided in accordance with Article XII of the UDO.

22 Signs

1 Signs shall comply with Article XIII of the UDO. All regulatory signs, including
2 stop signs, speed limit, etc. shall be provided by the developer.

3 Landscaping

4 Landscaping, buffers, and tree protection shall comply with Article XIV of the
5 UDO, except as specifically modified by this Ordinance.

6 Geotechnical

7 A geotechnical study prepared by an Engineer licensed in the State of Missouri
8 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes
9 greater than 3:1.

10 Performance and Design Standards

11 Fire hazards

12 All flammable substances involved in any activity established in this
13 district shall be handled in conformance with the latest edition of the
14 applicable local fire code published by the International Code Council and
15 applicable codes and ordinances.

16 Noise

17 No operation shall be carried on that involves noise in excess of the
18 normal traffic noise of the adjacent street at the time of the daily peak hour
19 of traffic volume. Noise shall be measured at the property line and when
20 the level of this noise cannot be determined by observation with the
21 natural senses, a suitable instrument may be used and measurement may
22 include breakdowns into a reasonable number of frequency ranges. All

1 noise shall be muffled so as not to be objectionable due to intermittence,
2 beat frequency or shrillness.

3 Sewage and other liquid waste

4 No operation shall be carried on which involves the discharge into a
5 sewer, water course, or the ground of liquid wastes of any radioactive
6 nature or liquid waste of a chemical nature which are detrimental to
7 normal sewage plant operation or corrosive and damaging to sewer pipes
8 and installations.

9 Air contaminants

10 No operation shall be carried on which involves air discharges in excess of
11 air quality standards for Jefferson County and shall obtain any necessary
12 permits from the Missouri Department of Natural Resources.

13 Stormwater

14 Land disturbance activities shall follow stormwater management best
15 management practices to prevent and reduce the discharge of pollutants
16 directly or indirectly into stormwater.

17 Odor

18 Odor-causing operations shall be controlled so as to reduce escape of
19 odors to the minimum practical within the limits of reasonable technology
20 and economics.

21 Vibration

1 All machines including punch presses and stamping machines shall be so
2 mounted as to minimize vibration, and in no case shall vibration exceed a
3 displacement of three thousandths (3/1,000) of an inch measured at the
4 property line. Vibration shall not be so excessive that it interferes with
5 industrial operations on nearby lots.

6 Heat

7 No heat from furnaces or processing equipment shall be sensed at the
8 property line to the extent of raising the temperature of air or materials
9 more than five (5) degrees Fahrenheit.

10 Hazardous materials

11 Operations involving the storage or use of hazardous materials in
12 reportable quantities, as classified by the Environmental Protection
13 Agency (EPA), shall obtain any necessary permits from the Fire District(s)
14 and make improvements to the building and grounds required by the
15 International Fire Code.

16 Departmental Conditions:

- 17 1. A Site Development Plan shall be submitted to the Jefferson County Planning
18 Division in accordance with the Unified Development Order of Jefferson County
19 and approved prior to the commencement of any construction.
- 20 2. A copy of the approved Development Plan incorporating any approved
21 modifications shall be attached to each set of Site Development Plans submitted.

1 3. Proof of access easement from Ameren will be required prior to improvement
2 plan approval.

3 4. County Road:

4 a. Access onto a county road shall require 300' of stopping sight distance at
5 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of
6 clearance between line of sight and surface/top of grass).

7 b. The Engineer shall submit sight distance profiles showing that the required
8 sight distance is met.

9 c. The engineer shall identify the clearance at the most restrictive point on
10 the profiles.

11 d. Any vegetation or obstructions of any sort in the line of sight must be
12 identified.

13 e. Along a county roadway, 125' separation/offset is required between
14 driveways and entrances.

15 f. Driveway entrances (within state/county ROW):

16 g. Pavement thickness shall provide 7" PCC (or 2" Type C Asphaltic
17 Concrete/6" Type X Asphaltic Concrete/4" rock base). Thickness shown
18 on submittal does not meet UDO requirements.

19 h. Pavement width for entrance at ROW (including curbs) for two-way
20 traffic shall provide 36'–60'. Width of 36' shown is acceptable.

21 i. The entrance width shall be provided from the street into the site for a
22 throat length of 20'. Acceptable as proposed.

1 j. 125' offset is not met with driveways opposite on Old State Road. Apply
2 for internal deviation.

3 5. Parking areas:

4 a. Parking areas with 5 or more required parking spaces must provide a
5 paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or
6 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).

7 b. All parking spaces planned must be used for customer parking only, no
8 cars for salvage will be allowed to be parked in the delineated parking
9 spaces.

10 6. Stormwater/detention:

11 a. Detention system shall detain and release stormwater at a rate not to
12 exceed the release rate from the site under the existing (pre-developed)
13 conditions for the 2-year and 10-year, 24-hour storm event. Provide soil
14 types, CN's, etc.

15 7. Stormwater system shall be designed to meet current County requirements.

16 8. Floodplain:

17 a. The Code Enforcement Division requires a Floodplain Development
18 Permit for any grading or improvements within a known floodplain.

19 b. Show limits of the floodway.

20 c. Show the limits and the elevation(s) of the 100-year floodplain.

21 d. The detention pond berm must be elevated at or above the 100-year flood
22 elevation.

1 9. Grading:

- 2 a. Submit a geotechnical report, sealed by an Engineer registered in the State
3 of Missouri, as required where more than 5' of cut or 5' of fill is proposed.
4 Grades at slopes proposed steeper than 3:1 must be included in the report
5 for slope stability.

6 Section 2. The zoning map of Jefferson County, Missouri shall be amended
7 by changing the area where said real estate is located on the map with the marking
8 "PI22007".

9 Section 3. This Ordinance shall be in full force and effect immediately upon
10 passage by the Jefferson County, Missouri, Council as of the date listed below.

11 Section 4. If any part of this Ordinance is invalid for any reason, such
12 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2022:

____ PASSED ____ FAILED

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2022.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 04-11-2022

Second Reading:

Third Reading:

BILL NO.: 22-0426

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PR122001 TO REZONE**
2 **APPROXIMATELY 11.12 ACRES FROM PLANNED UNIT DEVELOPMENT**
3 **(PUD) ZONE DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1)**
4 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR AMBERLEIGH**
5 **WOODS LOCATED IN COUNCIL DISTRICT 4.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 24, 2022, on Application/Petition Number
8 PR122001 for rezoning the following described real estate located in Jefferson County,
9 State of Missouri, to-wit: Parcel Numbers: 08-2.0-03.0-0-000-017.06 and 08-2.0-03.0-0-
10 000-017.07, from Planned Unit Development (PUD) zone district to Planned Single
11 Family Residential (PR1) zone district; and a development plan for “Amberleigh
12 Woods”; and

13 **WHEREAS**, the record of the March 24, 2022, hearing and the recommendation
14 of the Planning and Zoning Commission have been filed with the Jefferson County,
15 Missouri, Council; and

16 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
17 the following items and exhibits filed with and presented to the Jefferson County,
18 Missouri, Council with respect to the Application:

19 a. Jefferson County Planning Division Staff Report recommending
20 approval of the application and the case file for this application.

b. The minutes and record of the hearing before the Planning and Zoning Commission.

c. Exhibits offered by the Jefferson County Planning Division and upon a motion duly made, seconded and approved were admitted into evidence by the Jefferson County, Missouri, Council and made part of the official records as set out below:

Exhibit A, The Official Master Plan for Jefferson County, Missouri,
adopted August 6, 2003 and effective April 2, 2008;

Exhibit B, The Jefferson County Unified Development Order, adopted
April 2, 2008, as amended;

Exhibit C, Staff Report and case file; and

Exhibit D, Packet Notes

Exhibit E, Easement Sketch

Exhibit F, HOA packet

WHEREAS, it is found by the Jefferson County, Missouri, Council that:

a. All persons required to receive notice of the hearing were notified, all notices were published, and signs posted in accordance with Missouri law and the Unified Development Order.

b. The Jefferson County, Missouri, Council has jurisdiction over the subject matter of this application.

c. The requested change in zoning is consistent with the intent stated for the Planned Single Family Residential (PR1) zone district.

1 d. The requested change in zoning is in accordance with the Official
2 Master Plan of Jefferson County, Missouri.

3 e. The requested change in zoning is in harmony with and is
4 compatible with surrounding and adjacent land uses and properties.

5 f. The requested development plan, as conditioned by this Ordinance,
6 is consistent with the intent stated for the Planned Single Family Residential
7 (PR1) zone district.

8 g. The requested development plan, as conditioned by this Ordinance,
9 is consistent with the UDO in that the development plan is designed, located and
10 proposed to be operated so that the public health, safety and welfare will be
11 protected.

12 h. The requested development plan, as conditioned by this Ordinance,
13 is consistent with the UDO in that the development plan will not impede the
14 normal and orderly development and improvement of the surrounding property.

15 i. The requested development plan, as conditioned by this Ordinance,
16 is consistent with the UDO in that the development plan incorporates adequate
17 ingress and egress and an internal drive network that provides for the efficient
18 flow of traffic.

19 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
20 **COUNCIL, AS FOLLOWS:**

21 Section 1. Application/Petition Number PR122001 for rezoning the following
22 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel

1 Numbers: 08-2.0-03.0-0-000-017.06 and 08-2.0-03.0-0-000-017.07, from Planned Unit
2 Development (PUD) zone district to Planned Single Family Residential (PR1) zone
3 district; and a development plan for “Amberleigh Woods” is approved subject to the
4 following regulatory requirements, departmental comments, and conditions of approval
5 set forth below:

6 **Regulatory Requirements**

7 Permitted Uses

8 Dwelling – two family

9 Dwelling – three family

10 Dwelling – four family.

11 Floor Area, Height, and other Building Requirements

12 Maximum Density: 6 units per acre

13 Minimum Lot Size: 4,566 square feet

14 Minimum Lot Width: 40 feet

15 Maximum Structure Height: 45 feet

16 Improvement Plan / Site Development

17 Required Yards

18 The required yards shall comply with those permitted on the Development
19 Plan for Amberleigh Woods. The required setbacks for the PR1 district
20 include front yard - 25’, side yard - 6’, and rear yard - 30’

21 Design Standards

1 The development shall comply with Suburban Design Standards in accordance
2 with Article 7 of the Jefferson County Unified Development Order.

3 Access

4 All possible access roads shall comply with street design requirements identified
5 in the Unified Development Order.

6 Parking

7 Parking shall be provided in accordance with UDO requirements.

8 Signs

9 The subdivider shall provide a sign at the entrance to the subdivision which states,
10 “Private Maintenance Begins”. The subdivider shall also place all regulatory
11 signs, including stop signs, speed limit, etc. See Article XIII for additional
12 signage regulations.

13 Landscaping

14 The UDO requires the following landscaping for a subdivision:

- 15 1. Street Frontage*
- 16 a. 1 tree for every 75 feet of street frontage.
- 17 b. 1 shrub for every 20 feet of street frontage.
- 18 2. Open yard areas**
- 19 a. 1 tree for every 5,000 sq.ft. of open yard.
- 20 b. 2 shrubs for every 5,000 sq.ft. of open yard.

21 * Trees and shrubs may be clustered but must be within 20 feet of
22 the provided right-of-way.

1 ** Open yard is the total lot area subtracted from the building footprint.

2 Stormwater

3 Stormwater management shall comply with Chapters 400 and 505 of the Code of
4 Ordinances of Jefferson County.

5 Erosion and Sediment Control

6 Erosion and sediment control shall comply with Chapters 400 and 505 of the
7 Code of Ordinances of Jefferson County.

8 Geotechnical

9 A geotechnical study prepared by an Engineer licensed in the State of Missouri
10 shall be required where there are more than 5 feet of cut or 5 feet of fill and any
11 slopes steeper than 3:1.

12 Conditions of Approval

13 1) Site Development/Improvement plans will be required if approved.

14 2) Part of the development appears to be located on a 50' roadway easement.

15 Proof of right of use of this easement or easement vacation will be required to
16 develop the portion of the development that is encroaching on that easement.

17 3) County Road:

18 a) Sight distance:

19 i) Access onto a county-maintained road (Amberleigh Parkway)
20 shall require 300' of stopping sight distance at 3.5' height of eye
21 and 4.25' height of oncoming vehicle (minimum 1' of clearance
22 between line of sight and surface/top of grass).

1 ii) The Engineer shall submit sight distance profiles showing that
2 the required sight distance is met.

3 iii) The engineer shall identify the clearance at the most restrictive
4 point on the profiles.

5 iv) Any vegetation or obstructions of any sort in the line of sight
6 must be identified.

7 v) As constructed sight distance profiles will be required prior to
8 escrow release or occupancy.

9 4) Local Access Streets:

10 a) The southern entrance (intersections) for units 25 through 40 does not
11 meet the required 125' corner clearance. The northern hammerhead is
12 acceptable but shall not be connected to Amberleigh Parkway at that point.
13 The Planning Division will not approve the south entrance location and
14 will not recommend approval of deviations for this entrance location.

15 b) A street is required for units 25 through 40. Street width is acceptable
16 as shown if posted no parking in both sides. A 30' right of way is required
17 for the 24' pavement width shown. If parking is allowed on one side
18 pavement shall be 28' wide in a 34' wide ROW. If parking is desired on
19 both sides' pavement width shall be 35' in a 41' wide right of way.

20 c) Street "A" is acceptable as proposed if posted no parking on one side.

21 d) Street pavement thickness shall include 6" PCC or 2" Type C Asphaltic
22 Concrete/3" Type X Asphaltic Concrete/4" rock base.

1 e) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0'
2 tangents, and 1500' block length.

3 5) Sidewalks:

4 a) Sidewalks are required on both sides of the two roads and around the
5 cul-de-sac.

6 b) Sidewalks shall consist of 5' width.

7 6) Stormwater/detention:

8 a) Detention system shall detain and release stormwater at a rate not to
9 exceed the release rate from the site under the existing (pre-developed)
10 conditions for the 2-year and 10-year, 24-hour storm event. Provide soil
11 types, CN's, etc.

12 b) Stormwater system shall be designed for the 15-year, 20-minute event.

13 Provide hydraulic calculations and drainage area map for each system.

14 7) Floodplain:

15 a) The Code Enforcement Division requires a Floodplain Development
16 Permit for any grading or improvements within a known floodplain.

17 b) Show limits of the floodway (lots and detention systems should not be
18 within floodway).

19 c) Show the limits and the elevation(s) of the 100-year floodplain.

20 d) The detention pond berm must be elevated at or above the 100-year
21 flood elevation.

1 e) The elevation of all lots and right of way must be elevated at least 1'
2 above the 100-year storm event.

3 8) Grading:

4 a) Submit a geotechnical report, sealed by an Engineer registered in the
5 State of Missouri, as required where more than 5' of cut or 5' of fill is
6 proposed. Grades at slopes proposed steeper than 3:1 must be included in
7 the report for slope stability.

8 Section 2. The zoning map of Jefferson County, Missouri shall be amended
9 by changing the area where said real estate is located on the map with the marking
10 "PR122001".

11 Section 3. This Ordinance shall be in full force and effect immediately upon
12 passage by the Jefferson County, Missouri, Council as of the date listed below.

13 Section 4. If any part of this Ordinance is invalid for any reason, such
14 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 04-11-2022

Second Reading:

Third Reading:

BILL NO.: 22-0427

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE APPROVING A PETITION TO CREATE THE BEAR**
2 **RIDGE COMMUNITY IMPROVEMENT DISTRICT LOCATED IN COUNCIL**
3 **DISTRICT 7 PURSUANT TO SECTIONS 67.1401 THROUGH 67.1571 OF THE**
4 **REVISED STATUTES OF MISSOURI; CREATING THE BEAR RIDGE**
5 **COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL**
6 **SUBDIVISION; DIRECTING THE COUNTY CLERK OF JEFFERSON**
7 **COUNTY TO REPORT THE CREATION OF THE COMMUNITY**
8 **IMPROVEMENT DISTRICT TO THE MISSOURI DEPARTMENT OF**
9 **ECONOMIC DEVELOPMENT AND STATE AUDITOR; ESTABLISHING AN**
10 **EFFECTIVE DATE; AND DIRECTING AND AUTHORIZING COUNTY**
11 **OFFICIALS TO TAKE CERTAIN ACTIONS RELATED TO THE SAME.**

12 **WHEREAS**, pursuant to Sections 67.1401 through 67.1571 of the Revised Statutes
13 of Missouri (the “CID Act”), Jefferson County (the “County”) is authorized to create a
14 community improvement district upon receipt of a petition duly filed with the County Clerk
15 and conducting a public hearing on the same; and

16 **WHEREAS**, a petition to establish the Bear Ridge Community Improvement
17 District (the “District”) was duly filed with the County Clerk on March 2, 2022, (the
18 “Petition”). Petition is attached hereto as Exhibit A; and

1 **WHEREAS**, the County Clerk has verified that the Petition complies with the
2 requirements of the CID Act; and

3 **WHEREAS**, a public hearing, duly noticed and conducted as required by and in
4 accordance with the CID Act, was held at the Jefferson County Administration Center, 729
5 Maple Street, Hillsboro, Missouri 63050 at 6:30 P.M. on April 11, 2022, by the Jefferson
6 County Council (the “Council”) a copy of the Notice of Hearing is attached hereto as
7 Exhibit B; and

8 **WHEREAS**, the Council has reviewed the Petition and heard comments from all
9 interested parties and supports approval of the Petition by Ordinance; and

10 **WHEREAS**, the Council has determined that the adoption of this Ordinance is in
11 the best interest of the County and the health, safety, and welfare of its residents.

12 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
13 **AS FOLLOWS:**

14 Section 1. The Petition to establish the Bear Ridge Community Improvement
15 District as a separate political subdivision of the State of Missouri in accordance with the
16 CID Act, which Petition is attached hereto as Exhibit A, is hereby approved in its entirety.

17 Section 2. The District is hereby established for the purposes set forth in the
18 Petition and shall have all the powers and authority authorized by the Petition and by the
19 CID Act, including, but not limited to, the powers authorized by Section 67.1461 of the
20 CID Act.

1 Section 3. Pursuant to Section 67.1521 of the CID Act, the District may, by
2 resolution, levy a special assessment at the maximum rates and in the methods of
3 assessment as set forth in the Petition, and in accordance with the CID Act.

4 Section 4. Pursuant to Section 67.1451.5 of the CID Act, the Jefferson County,
5 Missouri, Executive hereby appoints and the Council hereby consents to the initial
6 appointment of the Board of Directors of the District as follows:

7 John Eilermann Four (4) Year Term

8 Jeff Todt Four (4) Year Term

9 Rob Berra Two (2) Year Term

10 Jeannie Aumiller Two (2) Year Term

11 Chris Cutler Two (2) Year Term

12 Section 5. Upon the effective date of this Ordinance, the County Clerk is
13 hereby directed to prepare and file with the Missouri Department of Economic
14 Development and the Missouri State Auditor the report specified in Section 67.1421.6 of
15 the CID Act, by sending a copy of this Ordinance to said agency.

16 Section 6. The officers, agents, and employees of the County are hereby
17 authorized and directed to execute all documents and take such necessary steps as they
18 deem necessary and available in order to carry out and perform the purposes of this
19 Ordinance.

20 Section 7. The Jefferson County, Missouri, Executive is hereby authorized to
21 take such action and to execute such documents as are necessary to carry out the intent of
22 this Ordinance.

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2022.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 04-11-2022

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1 **AN ORDINANCE VACATING A PORTION OF WAYNE DRIVE, THE**
2 **SAME BEING A DRIVE SHOWN ON THE PLAT OF WEGMANN’S FOURTH**
3 **SUBDIVISION, PLAT BOOK 23, PAGE 8A, JEFFERSON COUNTY LAND**
4 **RECORDS, BEING SITUATED IN U.S. SURVEY NO. 924, TOWNSHIP 41**
5 **NORTH, RANGE 5 EAST, IN JEFFERSON COUNTY, MISSOURI AND**
6 **FURTHER BEING SITUATED IN COUNTY COUNCIL DISTRICT 5.**

7 **WHEREAS**, Petitioners Scott E. Schmitz and Patricia L. Schmitz (“Petitioners”)
8 did on the 10th day of February, 2022, file with Jefferson County, Missouri, through the
9 Department of the County Counselor, a Petition styled “Petition to Vacate a Portion of
10 Wayne Drive” which is hereinafter referred to as the “Petition[;]” and which is attached
11 hereto as Exhibit 1; and,

12 **WHEREAS**, the Petition seeks to vacate a portion of Wayne Drive, said portion of
13 said Drive being part of Wegmann’s Fourth Subdivision, the plat of which is recorded in
14 Plat Book 23, Page 8A of the Jefferson County land records; and,

15 **WHEREAS**, according to the Petition, together with its Exhibits, Petitioners own
16 lots 16 through 20 of Wegmann’s Fourth Subdivision which border the North-Northwest
17 side of the portion of Wayne Drive sought to be vacated as well as the terminus of Wayne
18 Drive; and

1 **WHEREAS**, further according to the Petition, together with its Exhibits,
2 Petitioners own property on the South-Southwest side of Wayne Drive across from lot 16
3 and part of lot 17 of Wegmann’s Fourth Subdivision; and

4 **WHEREAS**, further according to the Petition, together with its Exhibits, Kirk and
5 Heather Womacks and Katrinka Staggenborg own property on the South-Southwest side
6 of Wayne Drive across from part of 17 and lots 18, 19 and 20 of Wegmann’s Fourth
7 Subdivision, and the same have signed sworn consents to the proposed vacation; and

8 **WHEREAS**, in short, according to the Petition, together with its Exhibits, the
9 property owners on both sides of the portion of Wayne Drive proposed to be vacated
10 either desire or consent to its vacation; and

11 **WHEREAS**, pursuant to Section 3.4.2.19 of the Home Rule Charter of Jefferson
12 County, Missouri, the County Council, as part of its legislative powers, can “vacate
13 public easements, rights of way, streets, alleys, public roads, highways and bridges...[;]”
14 and

15 **WHEREAS**, additionally, the County Council has authority pursuant to both
16 Section 71.270, RSMo., and Section 228.190.2, RSMo., to declare a road vacated
17 following a public hearing; and,

18 **WHEREAS**, the Council finds that the Petition was duly filed on February 10,
19 2022, by Petitioners; and

20 **WHEREAS**, the Council finds that notice of a March 28, 2022, 6:30, p.m.,
21 hearing on the Petition, in front of the Council, was published in the Jefferson County
22 version of *The Countian*, a newspaper published in Jefferson County, at least fifteen days

1 prior to the March 28, 2022, County Council Meeting; a copy of the notice published in
2 *The Countian* is attached hereto as Exhibit 2; and,

3 **WHEREAS**, the Council also notes that proofs of notices of mailing to utility
4 providers were provided by Petitioner and are attached hereto as Exhibit 3; and

5 **WHEREAS**, on March 28, 2022, before the Jefferson County, Missouri, County
6 Council (“Council”), the Petition to Vacate came on for hearing; and

7 **WHEREAS**, the ordaining legislation with the said Petition attached thereto was
8 read for the first time, by title, and in open session of the Council on March 28, 2022, at
9 the regularly scheduled meeting of the Council at 6:30 p.m., in accordance with the
10 Council Rules, the Home Rule Charter of Jefferson County (“Charter”) and was read
11 thereafter two additional times, as well as in accordance with the Charter and Section
12 71.270 RSMo., and prior to full passage by the Council; and,

13 **WHEREAS**, the Council finds that the Petitioners are the owners the real estate
14 on either side of the potion of Wayne Drive proposed to be vacated; and

15 **WHEREAS**, the Council further finds that no cause has been shown to the
16 Council why the vacation of the portion of Wayne Drive proposed to be vacated should
17 not be ordered.

18 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
19 **MISSOURI, COUNCIL, AS FOLLOWS:**

20 Section 1. Having so found, the County Council orders:

21 That a tract of land being part of:

1 A portion of the Right of Way of Wayne Drive (40' Wide) as reflected on
2 WEGMANN'S FOURTH SUBDIVISION, a Subdivision filed for record in Plat Book 23
3 at Page 8 in the Jefferson County Missouri, Land Records, Jefferson County Missouri.
4 The perimeter of said area to be vacated being more particularly described as follows:

5 Beginning at a point in the west Right of Way line of Wayne Drive (40' Wide)
6 and being the Southeast corner of Lot 16 of the above described WEGMANN'S
7 FOURTH SUBDIVISION; thence with said West Right of Way line, North 38 degrees
8 35 minutes 39 seconds East, a distance of 198.64 feet to a point of curve; thence with a
9 curve to the left having a radius of 91.10 feet, an arc distance of 66.80 feet to the point of
10 tangency; thence North 03 degrees 27 minutes 12 seconds West, a distance of 106.68 feet
11 to a point, being the Northeast corner of Lot 19 of said Subdivision; thence South 83
12 degrees 27 minutes 06 seconds East along the South line of Lot 20 of said Subdivivision
13 and being the North Right of Way line of said Wayne Drive, 40.57 feet to a point being
14 the Southeast corner of said Lot 20 and the Northeast corner of said Wayne Drive; thence
15 with the East Right of Way line thereof, South 03 degrees 27 minutes 12 seconds East, a
16 distance of 150.06 feet to an angle point in said Right of Way line; thence South 38
17 degrees 35 minutes 39 seconds West, a distance of 247.26 feet to a point, being an
18 intersection of the Eastward projections of the South line of said Lot 16 with the East
19 Right of Way line of Wayne Drive (40' Wide); thence leaving said East Right of Way
20 Line North 53 degrees 46 minutes 00 seconds West, a distance of 40.03 feet to the point
21 of beginning and containing 15,590 square feet More or Less.

22 **shall be and is hereby vacated.**

1 Section 2. The Petitioners shall be responsible for recording this ordinance
2 with the Office of the County Recorder of Deeds. This shall be at Petitioners' cost.

3 Section 3. This ordinance shall likewise be kept on file with the County Clerk
4 of Jefferson County, Missouri.

5 Section 4. This ordinance shall be in full force and effect from and after its
6 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
7 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2022.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

BILL NO.: 22-0337

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1 **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2022**
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2021) TO REFLECT THE**
4 **TRANSFER OF BUDGET FUNDS BETWEEN THE ASSESSMENT FUND**
5 **RESERVE ACCOUNT AND ASSESSMENT FUND REVENUE ACCOUNT FOR**
6 **THE PURCHASE OF DEED READING SOFTWARE AND A LETTER OPENER.**

7 **WHEREAS**, the Department of the Assessor, requests that funds in the total
8 amount of Fifty Nine Thousand Five Hundred Dollars **(\$59,500.00)** be transferred from the
9 Assessment Reserve Account, (210-9999-1015) to the Assessment Revenue Account (210-
10 0150-4002) to be used to purchase Deed Reading Software and a letter opener; and,

11 **WHEREAS**, Article VII, Section 7.2.10 of the Home Rule Charter of Jefferson
12 County, Missouri, provides that if during the fiscal year the County Executive certifies that
13 there are revenues available for appropriation in excess of those estimated in the budget,
14 the County Council by Ordinance may make supplemental appropriations for the year up
15 to the amount of such excess; and,

16 **WHEREAS**, Article VII, Section 7.2.13 of the Home Rule Charter of Jefferson
17 County, Missouri, permits the Jefferson Missouri, Council to transfer unencumbered funds
18 or balances within a Department; and,

1 **WHEREAS**, both the County Executive and Auditor have certified that funds are
2 available for the proposed appropriation set forth herein; and,

3 **WHEREAS**, The Department of the Assessor has requested that the amount of
4 Fifty Nine Thousand Five Hundred Dollars **(\$9,500.00)** be transferred from the Assessment
5 Reserve Account, (210-9999-1015) to the Assessment Revenue Account, (210-0150-
6 4002), Fifty Four Thousand Five Hundred Dollars **(\$4,500.00)** to be allocated to
7 Assessment Fund, Assessor Division, Software Subscriptions (210-0150-5223), and Five
8 Thousand Dollars **(\$5,000.00)** allocated to Assessment Fund, Assessor Division, Office
9 Furniture and Equipment (210-0150-5650), to be used to purchase Deed Reading Software
10 and a letter opener,

11 **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment.

12 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
13 **AS FOLLOWS:**

14 Section 1. The Budget of the Department of the Assessor for Jefferson County,
15 Missouri, subject to any and all budget limitations, shall be amended to reflect the excess
16 funds available by appropriating and transferring funds based upon certification of the
17 County Executive as follows: Fifty Nine Thousand Five Hundred Dollars **(\$9,500.00)** be
18 transferred from the Assessment Reserve Account, (210-9999-1015) to the Assessment
19 Reserve Funds Revenue Account, (210-0150-4002), to appropriate and allocate Fifty Four
20 Thousand Five Hundred Dollars **(\$4,500.00)** to the Assessment Fund, Assessor Division,
21 Software Subscriptions, (210-0150-5223) and Five Thousand Dollars **(\$5,000.00)** to the
22 Assessment Fund, Assessor Division, Office Furniture and Equipment, (210-0150-5650);

1 Section 2. The amounts in this Budget Amendment Ordinance shall only be used
2 for the purposes, accounts and account strings as identified herein and for no other purpose.

3 Section 3. This Ordinance shall be in full force and effect from and after its
4 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
5 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THIS ABOVE BILL ON THIS ____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER(s): Perry

1 **AN ORDINANCE ORDERING AND APPROVING THE DELINQUENT TAX**
2 **TRUSTEE AS APPOINTED PURSUANT TO SECTION 140.260 RSMO (2021) TO**
3 **SELL CERTAIN PROPERTY, EXECUTE DEEDS AND DELIVER THE SAME FOR**
4 **REAL PROPERTY TO PRIME PROPERTY INVESTMENTS, LLC AS DESCRIBED**
5 **HEREIN, LOCATED IN COUNCIL DISTRICT 5.**

6 **WHEREAS**, the Delinquent Tax Trustee for Jefferson County, Missouri, (“Trustee”)
7 as appointed pursuant to Section 140.260 RSMo (2021), purchased at the 3rd offering of the
8 Annual Land Sale, the following described parcels of real property, to wit:

9 **Lots 27, 28, 29, 32, 42, 43, 44, 45, 46 of Twelve Oaks, formerly known as**
10 **Southern Heights, a Subdivision as shown by plat on file in the Recorder’s**
11 **Office of Jefferson County, Missouri, in Plat Book 199, Pages 15-21 and**
12 **Affidavit of Correction dated on or about May 31, 2005 and recorded on or**
13 **about October 4, 2005 as Document No. 050054357 of the Jefferson County land**
14 **Records. All located in Pevely, Jefferson County, Missouri.**

15 **WHEREAS**, the current Delinquent Tax Trustee for Jefferson County, Missouri, has
16 been offered the average sum of twelve thousand eight hundred fifty-six dollars and forty-
17 two cents (**\$12,856.42**), for a total amount of One Hundred Fifteen Thousand five hundred
18 seventy-three dollars twenty-seven cents (**\$115,573.27**) for the property as set forth and
19 described herein from buyer PRIME PROPERTY INVESTMENTS, LLC; and

20 **WHEREAS**, the Trustee has not received any significant offers on these parcels

1 since they were turned over to the Delinquent Tax Trustee in 2010 due to the amount of
2 taxes and interest that has accrued on the properties; and

3 **WHEREAS**, the sale of these properties would distribute all original taxes and fees
4 to the taxing entities; and

5 **WHEREAS**, the Trustee has not received any significant offers on these parcels
6 since they were turned over to the Delinquent Tax Trustee since 2010 due to the amount of
7 taxes and the Neighborhood Improvement District liens (NIDS) that have been placed on the
8 property; and

9 **WHEREAS**, the sale of these properties would distribute all taxes and fees to City of
10 Pevely that are due on the Neighborhood Improvement District liens; and

11 **WHEREAS**, the Trustee has made application and requested an Ordinance of the
12 Jefferson County, Missouri, Council, authorizing the sale of the property described above as
13 set forth and contained in Exhibit “A” attached hereto and incorporated herein by reference;
14 and,

15 **WHEREAS**, pursuant to Chapter 140 RSMo (2021), and Sections 3.4.2.10 and
16 3.4.2.11 of the Home Rule Charter of Jefferson County, Missouri, the Delinquent Tax
17 Trustee with approval of the County Council may administer, compromise taxes, interest,
18 penalties and order real estate, lands, and lots so purchased by the Trustee sold and the deeds
19 thereto executed and delivered to a buyer; and,

20 **WHEREAS**, it is in the best interest of the County and the taxing entities therein to
21 dispose of the property described herein and to transfer these parcels to the applicant,
22 PRIME PROPERTY INVESTMENTS, LLC.

1 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
2 **AS FOLLOWS:**

3 Section 1. The Jefferson County, Missouri, County Council hereby orders that:

4 The real Property, to wit:

5 **Lots 27, 28, 29, 32, 42, 43, 44, 45, 46 of Twelve Oaks, formerly known as**
6 **Southern Heights, a Subdivision as shown by plat on file in the Recorder's**
7 **Office of Jefferson County, Missouri, in Plat Book 199, Pages 15-21 and**
8 **Affidavit of Correction dated on or about May 31, 2005 and recorded on or**
9 **about October 4, 2005 as Document No. 050054357 of the Jefferson County land**
10 **Records. All located in Pevely, Jefferson County, Missouri.**

11 shall be sold to PRIME PROPERTY INVESTMENTS, LLC for the sum of One Hundred
12 Fifteen Thousand five hundred seventy-three dollars twenty-seven cents (**\$115,573.27**). Said
13 offer is the best thus far received by the Delinquent Tax Trustee. Any additional taxes,
14 interest and penalties above this amount shall be waived and removed from the tax bills prior
15 to the lots being transferred to the Purchaser.

16 Section 2. The Jefferson County, Missouri, Council approves and hereby Orders
17 the Trustee to execute and deliver the Trustee's Deeds for the above described real property
18 to the Purchaser.

19 Section 3. This Ordinance shall be in full force and effect from and after its date
20 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
21 affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL, VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022.

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

BILL NO.: 22-0339

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member Groeteke

1 **AN ORDINANCE APPROVING APPLICATION PC22002 TO REZONE**
2 **FOUR PARCELS FROM SINGLE FAMILY RESIDENTIAL (R40) ZONE**
3 **DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND A**
4 **REVISED DEVELOPMENT PLAN FOR KODIAK EQUIPMENT LOCATED IN**
5 **COUNCIL DISTRICT 4.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 10, 2022 on Application/Petition Number PC22002
8 for the rezoning of 6.43 acres, from Single Family Residential (R40) zone district to
9 Planned Commercial (PC) zone district, and a revised development plan for Kodiak
10 Equipment on the following described real estate located in Jefferson County, State of
11 Missouri, to-wit: Parcel Numbers: 10-3.0-06.0-2-001-005, 10-3.0-06.0-2-001-005.02, 10-
12 3.0-06.0-2-001-006, 11-1.0-01.0-0-000-001.01; and

13 **WHEREAS**, the record of the March 10, 2022 hearing and the recommendation
14 of the Planning and Zoning Commission have been filed with the Jefferson County,
15 Missouri, Council; and

16 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
17 the following items and exhibits filed with and presented to the Jefferson County,
18 Missouri, Council with respect to the Application:

1 a. Jefferson County Planning Division Staff Report to the Planning
2 and Zoning Commission recommending approval of the application and the case
3 file for this Application;

4 b. The record of the hearing before the Planning and Zoning
5 Commission including the following exhibits:

6 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
7 adopted August 6, 2003 and effective April 2, 2008;

8 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
9 Unified Development Order (UDO) adopted April 2, 2008, as
10 amended;

11 Exhibit C, Staff Report and case file;

12 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

13 a. All persons required to receive notice of the hearing were notified,
14 all notices were published, and signs posted in accordance with Missouri law and
15 the Unified Development Order.

16 b. The Jefferson County, Missouri, Council has jurisdiction over the
17 subject matter of this application.

18 c. The requested change in zoning is consistent with the intent stated
19 for the Planned Commercial (PC) zone district.

20 d. The requested change in zoning is in accordance with the Official
21 Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned and modified by
4 this Ordinance, is consistent with the UDO in that the development plan is
5 designed, located and proposed to be operated so that the public health, safety and
6 welfare will be protected.

7 g. The requested development plan, as conditioned and modified by
8 this Ordinance, is consistent with the UDO in that the development plan will not
9 impede the normal and orderly development and improvement of the surrounding
10 property.

11 h. The requested development plan, as modified and conditioned by
12 this Ordinance is consistent with the UDO in that the development plan
13 incorporates adequate ingress and egress that provides for the efficient flow of
14 traffic.

15 i. The modifications to Chapter 400, Section 400.2610, Section 400.4740,
16 and Section 400.4750 as depicted on the development plan, and as conditioned by
17 this Ordinance, are in the best interest of the County in that the modifications
18 incorporate sound planning principles and design elements that are compatible
19 with surrounding properties and are consistent throughout the proposed project.

20 j. The modifications to Chapter 400, Section 400.2610, Section 400.4740,
21 and Section 400.4750 as depicted on the development plan, and as conditioned by
22 this Ordinance, are in the best interest of the County in that the modifications

1 further the stated goals and intent of the UDO.

2 k. The requested modification to Section 400.4100 – Requirements for
3 Design and Improvement of Parking Lots, is not in the best interest of the County
4 in that the modification does not further the stated goals and intent of the UDO.

5 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
6 **MISSOURI, COUNCIL, AS FOLLOWS:**

7 Section 1. Application Number: PC22002 an application to rezone 6.43 acres
8 from Single Family Residential (R40) zone district to Planned Commercial (PC) zone
9 district and a Revised Development Plan for Kodiak Equipment on the real estate
10 described as Parcel Numbers: 10-3.0-06.0-2-001-005, 10-3.0-06.0-2-001-005.02, 10-3.0-
11 06.0-2-001-006, 11-1.0-01.0-0-000-001.01, for Kodiak Equipment, is hereby approved
12 subject to the following regulatory requirements, departmental comments, and the
13 following conditions of approval:

14 **Modifications:**

15 1. Denial of the requested modification to Article XII Section 400.4100 – Requirements
16 for Design and Improvement of Parking lots.

17 2. Approval of the requested modification to Article VII Section 400.2610 – Driveway
18 and Entrance Thickness with the condition that all new parking meet current UDO
19 standards

20 3. Approval of the requested modification to Article XIV, Section 400.4740 – Buffer
21 Requirements.

4. Approval of the requested modification to Article XIV, Section 400.4750 – Street
Frontage Landscaping Requirements and Open Space Landscaping Requirements

Conditions of Approval:

1. A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
3. All improvements required in the Development Plan and Site Development Plan must be installed or an escrow accepted for all incomplete items prior to occupancy of the buildings for each phase.
4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.
5. The two parcels shall be consolidated to accommodate the ten-foot landscaping buffer requirement that does not presently exist between the two parcels.

Regulatory Requirements

Permitted Uses

Construction contractor (w/machinery, equipment and storage)
Office
Single Family Residential

1 *Floor Area, Height, and other Building Requirements*

2 Maximum Area Ratio: 0.55 FAR

3 Maximum Structure Height: 70 feet

4 *Site Development*

5 *Required Setbacks:*

6 Front Yard: 20 feet

7 Side Yard: 15 feet

8 Rear Yard: 20 feet

9 *Design Standards*

10 The development shall comply with the Suburban Design Standards in accordance
11 with Article VII of the Jefferson County Unified Development Order.

12 *Access*

13 Access shall be provided in accordance with the Jefferson County Unified
14 Development Order, except as specifically modified by this Ordinance.

15 *Parking*

16 Parking and loading shall be provided per the regulation of Article XII of the
17 Jefferson County Unified Development Order, except as specifically modified by
18 this Ordinance.

19 *Signs*

20 Signs shall comply with Article XIII of the UDO. All regulatory signs, including
21 stop signs, speed limit, etc. shall be provided by the developer.

22

1 *Lighting*

2 Lighting that by color, placement or design resembles or conflicts with traffic
3 control signs is prohibited. No lighting shall be permitted to shine on adjoining
4 property owners.

5 *Landscaping*

6 Landscaping, buffers, and tree protection shall comply with Article XIV of the
7 UDO, except as specifically modified by this Ordinance.

8 *Stormwater and Erosion and Sediment Control*

9 Stormwater management and Erosion and sediment control shall comply with
10 Chapter 505: Erosion and Sediment Control / Stormwater Management Design
11 Manual of the Jefferson County Code of Ordinances.

12 *Geotechnical*

13 A geotechnical study prepared by an Engineer licensed in the State of Missouri
14 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes
15 greater than 3:1. Where grades are proposed at slopes than 3:1 slope stability must
16 be addressed in the study.

17 *Noise*

18 No operation shall be carried on that involves noise in excess of the normal traffic
19 noise of the adjacent street at the time of the daily peak hour of traffic volume.
20 Noise shall be measured at the property line and when the level of this noise
21 cannot be determined by observation with the natural senses, a suitable instrument
22 may be used, and measurement may include breakdowns into a reasonable

1 number of frequency ranges. All noise shall be muffled so as not to be
2 objectionable due to intermittence, beat frequency or shrillness.

3 **Departmental Comments:**

4 1. General:

5 a) Required landscaping or screening cannot be on adjoining property or lot.

6 b) Sight Distance:

7 i) Access onto a county road shall require 300' of stopping sight distance at 3.5'
8 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
9 between line of sight and surface/top of grass).

10 ii) The Engineer shall submit sight distance profiles showing that the required
11 sight distance is met for existing and proposed entrances (4 total).

12 iii) The engineer shall identify the clearance at the most restrictive point on the
13 profiles.

14 iv) Any vegetation or obstructions of any sort in the line of sight must be
15 identified.

16 c) Driveway entrances (within county ROW):

17 i) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic
18 Concrete/4" Type X Asphaltic Concrete/4" rock base). Thickness is unknown
19 for the existing drives, provide proof of thickness or acquire deviation.

20 ii) Pavement width for entrance at ROW (including curbs) for two-way traffic
21 shall provide 26'–42'. Widths for existing drive does not meet UDO
22 requirements, widen to specification or acquire deviation.

- 1 iii) The entrance width shall be provided from the street into the site for a throat
2 length of 20'. Condition not met with residential property (former Kline
3 property).
4 iv) The existing drive to the proposed Lot 2A meets UDO requirements for width,
5 thickness etc.
6 v) The two proposed entrances onto Engle Creek Road must meet UDO
7 requirements for throat length, width and thickness from the County Road to
8 the proposed paving at the new building.

9 2. Parking areas:

- 10 a) Parking areas with 5 or more required parking spaces must provide a paved
11 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C
12 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
13 b) Drive aisles width (boc):
14 i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-
15 way).
16 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
17 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both
18 sides).
19 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one
20 side).
21 c) Straight back curbing (concrete or asphalt) is required around parking areas.
22 d) Pavement shall slope between 1% and 6%.

1 3. Stormwater/detention:

2 a) Detention system shall detain and release stormwater at a rate not to exceed the
3 release rate from the site under the existing (pre-developed) conditions for the 2-
4 year and 10-year, 24-hour storm event. Provide soil types, CN's, etc.

5 b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
6 hydraulic calculations and drainage area map for each system.

7 4. Septic:

8 a) Each newly created parcel shall provide septic on the individual parcel. The
9 proposed shared system between lots will not be allowed.

10 5. Grading:

11 a) Submit a geotechnical report, sealed by an Engineer registered in the State of
12 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
13 slopes proposed steeper than 3:1 must be included in the report for slope stability.

14 Section 2. The zoning map of Jefferson County, Missouri shall be amended
15 by changing the area where said real estate is located on the map with the marking
16 "PC22002."

17 Section 3. This Ordinance shall be in full force and effect immediately upon
18 passage by the Jefferson County, Missouri, Council as of the date listed below.

19 Section 4. If any part of this Ordinance is invalid for any reason, such
20 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____
DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

BILL NO.: 22-0340

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member Haskins

1 **AN ORDINANCE APPROVING APPLICATION PC22003 TO REZONE**
2 **FROM SINGLE FAMILY RESIDENTIAL (R7) ZONE DISTRICT AND NON-**
3 **PLANNED COMMUNITY COMMERCIAL (CC2) TO PLANNED**
4 **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**
5 **SLED AND BREAKFAST LOCATED IN COUNCIL DISTRICT 1.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 10, 2022 on Application/Petition Number PC22003
8 for the rezoning of 1.14 acres, from Single Family Residential (R7) zone district and
9 Non-Planned Community Commercial (CC2) zone district to Planned Commercial (PC)
10 zone district, and a development plan for Sled and Breakfast on the following described
11 real estate located in Jefferson County, State of Missouri, to-wit: Parcel Number: 02-3.0-
12 05.0-1-001-015; and

13 **WHEREAS**, the record of the March 10, 2022 hearing and the recommendation
14 of the Planning and Zoning Commission have been filed with the Jefferson County,
15 Missouri, Council; and

16 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
17 the following items and exhibits filed with and presented to the Jefferson County,
18 Missouri, Council with respect to the Application:

1 a. Jefferson County Planning Division Staff Report to the Planning
2 and Zoning Commission recommending approval of the application and the case
3 file for this Application;

4 b. The record of the hearing before the Planning and Zoning
5 Commission including the following exhibits:

6 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
7 adopted August 6, 2003 and effective April 2, 2008;

8 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
9 Unified Development Order (UDO) adopted April 2, 2008, as
10 amended;

11 Exhibit C, Staff Report and case file;

12 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

13 a. All persons required to receive notice of the hearing were notified,
14 all notices were published, and signs posted in accordance with Missouri law and
15 the Unified Development Order.

16 b. The Jefferson County, Missouri, Council has jurisdiction over the
17 subject matter of this application.

18 c. The requested change in zoning is consistent with the intent stated
19 for the Planned Commercial (PC) zone district.

20 d. The requested change in zoning is in accordance with the Official
21 Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned and modified by
4 this Ordinance, is consistent with the UDO in that the development plan is
5 designed, located and proposed to be operated so that the public health, safety and
6 welfare will be protected.

7 g. The requested development plan, as conditioned and modified by
8 this Ordinance, is consistent with the UDO in that the development plan will not
9 impede the normal and orderly development and improvement of the surrounding
10 property.

11 h. The requested development plan, as modified and conditioned by
12 this Ordinance is consistent with the UDO in that the development plan
13 incorporates adequate ingress and egress that provides for the efficient flow of
14 traffic.

15 i. The modifications to Chapter 400, Section 400.950, Section 400.2460,
16 Section 400.1670, Section 400.2620, Section 400.2610, Section 400.4570, Section
17 400.4100, and Section 400.4650 as depicted on the development plan, and as
18 conditioned by this Ordinance, are in the best interest of the County in that the
19 modifications incorporate sound planning principles and design elements that are
20 compatible with surrounding properties and are consistent throughout the
21 proposed project.

1 j. The modifications to Chapter 400, Section 400.950, Section 400.2460,
2 Section 400.1670, Section 400.2620, Section 400.2610, Section 400.4570, Section
3 400.4100, and Section 400.4650 as depicted on the development plan, and as
4 conditioned by this Ordinance, are in the best interest of the County in that the
5 modifications further the stated goals and intent of the UDO.

6 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
7 **MISSOURI, COUNCIL, AS FOLLOWS:**

8 Section 1. Application Number: PC22003 an application to rezone 1.14 acres
9 from Single Family Residential (R7) zone district and Non-Planned Community
10 Commercial (CC2) zone district to Planned Commercial (PC) zone district and a
11 Development Plan for Sled and Breakfast on the real estate described as Parcel Number:
12 02-3.0-05.0-1-001-015, for Sled and Breakfast, is hereby approved subject to the
13 following regulatory requirements, departmental comments, and the following conditions
14 of approval:

15 **Modifications:**

- 16 1. Approval from Section 400.950 – Submission of Technical Studies/Section
17 400.2460 – Light Standards with the condition that any new lighting, including
18 the required streetlights will require an accompanying photometric study (for the
19 new lighting only).
- 20 2. Approval from Section 400.1670 – Minimum Building Setbacks.
- 21 3. Approval from Section 400.2620 – Driveway Requirements – Corner
22 Clearance.

- 1 4. Approval from Section 400.2610 – Driveway Requirements – Width.
- 2 5. Approval from Section 400.4570 – Buffer Requirements.
- 3 6. Approval from Section 400.4100 – Design and Improvement of Parking Lots.
- 4 7. Approval from Section 400.2610 – Street Standards
- 5 8. Approval from Section 400.4650 – Landscaping.

6 **Conditions of Approval:**

- 7 1. A Site Development Plan shall be submitted to the Jefferson County Planning
8 Division in accordance with the Unified Development Order (UDO) of
9 Jefferson County.
- 10 2. A copy of the approved Development Plan incorporating any conditions and
11 approved modifications shall be attached to each set of Site Development
12 plans submitted.
- 13 3. All improvements required in the Development Plan and Site Development
14 Plan must be installed or an escrow accepted for all incomplete items prior to
15 occupancy of the buildings for each phase.
- 16 4. If more than one (1) acre of land is being disturbed, the proposed development
17 will require a Jefferson County Land Disturbance Permit.
- 18 5. The two parcels shall be consolidated to accommodate the ten-foot
19 landscaping buffer requirement that does not presently exist between the two
20 parcels.

21 **Regulatory Requirements**

22 *Permitted Uses*

1 Pet Day Care (with Outside Runs)

2 *Floor Area, Height, and other Building Requirements*

3 Maximum Area Ratio: 0.55 FAR

4 Maximum Structure Height: 70 feet

5 *Site Development*

6 *Required Setbacks (except as specifically modified by this Ordinance):*

7 Front Yard: 20 feet

8 Side Yard: 15 feet

9 Rear Yard: 20 feet

10 *Design Standards*

11 The development shall comply with the Suburban Design Standards in accordance
12 with Article VII of the Jefferson County Unified Development Order.

13 *Access*

14 Access shall be provided in accordance with the Jefferson County Unified
15 Development Order, except as specifically modified by this Ordinance.

16 *Parking*

17 Parking and loading shall be provided per the regulation of Article XII of the
18 Jefferson County Unified Development Order, except as specifically modified by
19 this Ordinance.

20 *Signs*

21 Signs shall comply with Article XIII of the UDO. All regulatory signs, including
22 stop signs, speed limit, etc. shall be provided by the developer.

1 *Lighting*

2 Lighting that by color, placement or design resembles or conflicts with traffic
3 control signs is prohibited. No lighting shall be permitted to shine on adjoining
4 property owners.

5 *Landscaping*

6 Landscaping, buffers, and tree protection shall comply with Article XIV of the
7 UDO, except as specifically modified by this Ordinance.

8 *Stormwater and Erosion and Sediment Control*

9 Stormwater management and Erosion and sediment control shall comply with
10 Chapter 505: Erosion and Sediment Control / Stormwater Management Design
11 Manual of the Jefferson County Code of Ordinances.

12 *Geotechnical*

13 A geotechnical study prepared by an Engineer licensed in the State of Missouri
14 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes
15 greater than 3:1. Where grades are proposed at slopes than 3:1 slope stability must
16 be addressed in the study.

17 *Noise*

18 No operation shall be carried on that involves noise in excess of the normal traffic
19 noise of the adjacent street at the time of the daily peak hour of traffic volume.
20 Noise shall be measured at the property line and when the level of this noise
21 cannot be determined by observation with the natural senses, a suitable instrument
22 may be used, and measurement may include breakdowns into a reasonable

1 number of frequency ranges. All noise shall be muffled so as not to be
2 objectionable due to intermittence, beat frequency or shrillness.

3 **Departmental Comments:**

4 1. A boundary line adjustment is required to remove the internal lot line.

5 2. County Road:

6 a) Sight Distance:

7 i) Access onto a county road shall require 300' of stopping sight distance at 3.5'
8 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
9 between line of sight and surface/top of grass).

10 ii) The Engineer shall submit sight distance profiles showing that the required
11 sight distance is met.

12 iii) The engineer shall identify the clearance at the most restrictive point on the
13 profiles.

14 iv) Any vegetation or obstructions of any sort in the line of sight must be
15 identified.

16 3. Retaining walls over 6' in height require a permit from the Building Division.

17 4. A streetlight is required at each intersection with the County Road.

18 5. Stormwater/detention:

19 a) Low impact stormwater mitigation is required for this development.

20 b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
21 hydraulic calculations and drainage area map for each system.

1 Section 2. The zoning map of Jefferson County, Missouri shall be amended
2 by changing the area where said real estate is located on the map with the marking
3 “PC22003.”

4 Section 3. This Ordinance shall be in full force and effect immediately upon
5 passage by the Jefferson County, Missouri, Council as of the date listed below.

6 Section 4. If any part of this Ordinance is invalid for any reason, such
7 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS ____ DAY OF _____, 2022.

THIS BILL WAS ____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY
OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

INTRODUCED BY: Council Member Haskins

1 **AN ORDINANCE APPROVING APPLICATION PR121083 TO REZONE**
2 **APPROXIMATELY 37 ACRES FROM SINGLE FAMILY RESIDENTIAL (R40)**
3 **ZONE DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1)**
4 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR THE POLO**
5 **GROUNDS LOCATED IN COUNCIL DISTRICT 1.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 10, 2022 on Application/Petition Number
8 PR121083 for rezoning the following described real estate located in Jefferson County,
9 State of Missouri, to-wit: Parcel Numbers: 04-6.0-14.0-0-000-002.01 and 04-6.0-14.0-0-
10 000-002, from Single Family Residential (R40) zone district to Planned Single Family
11 Residential (PR1) zone district; and a development plan for “The Polo Grounds”; and

12 **WHEREAS**, the record of the March 10, 2022 hearing and the recommendation
13 of the Planning and Zoning Commission have been filed with the Jefferson County,
14 Missouri, Council; and

15 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
16 the following items and exhibits filed with and presented to the Jefferson County,
17 Missouri, Council with respect to the Application:

18 a. Jefferson County Planning Division Staff Report recommending
19 approval of the application and the case file for this application;

b. The minutes and record of the hearing before the Planning and Zoning Commission;

c. Exhibits offered by the Jefferson County Planning Division and upon a motion duly made, seconded and approved were admitted into evidence by the Jefferson County, Missouri, Council and made part of the official records as set out below:

Exhibit A, The Official Master Plan for Jefferson County, Missouri,
adopted August 6, 2003 and effective April 2, 2008;

Exhibit B, The Jefferson County Unified Development Order, adopted
April 2, 2008, as amended;

Exhibit C, Staff Report and case file; and

Exhibit D, Photographs submitted by Brian Wrather.

WHEREAS, it is found by the Jefferson County, Missouri, Council that:

a. All persons required to receive notice of the hearing were notified, all notices were published, and signs posted in accordance with Missouri law and the Unified Development Order.

b. The Jefferson County, Missouri, Council has jurisdiction over the subject matter of this application.

c. The requested change in zoning is consistent with the intent stated for the Planned Single Family Residential (PR1) zone district.

d. The requested change in zoning is in accordance with the Official Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned by this Ordinance,
4 is consistent with the intent stated for the Planned Single Family Residential
5 (PR1) zone district.

6 g. The requested development plan, as conditioned by this Ordinance,
7 is consistent with the UDO in that the development plan is designed, located and
8 proposed to be operated so that the public health, safety and welfare will be
9 protected.

10 h. The requested development plan, as conditioned by this Ordinance,
11 is consistent with the UDO in that the development plan will not impede the
12 normal and orderly development and improvement of the surrounding property.

13 i. The requested development plan, as conditioned by this Ordinance,
14 is consistent with the UDO in that the development plan incorporates adequate
15 ingress and egress and an internal drive network that provides for the efficient
16 flow of traffic.

17 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
18 **COUNCIL, AS FOLLOWS:**

19 Section 1. Application/Petition Number PR121083 for rezoning the following
20 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel
21 Numbers: 04-6.0-14.0-0-000-002.01 and 04-6.0-14.0-0-000-002, from Single Family
22 Residential (R40) zone district to Planned Single Family Residential (PR1) zone district;

1 and a development plan for “The Polo Grounds” is approved subject to the following
2 regulatory requirements, departmental comments, and conditions of approval set forth
3 below:

4 **Regulatory Requirements**

5 Permitted Uses

6 Single-family residential per the approved Development Plan.

7 Floor Area, Height, and other Building Requirements

8 Maximum Density: 6 units per acre

9 Minimum Lot Size: 7,339 square feet

10 Minimum Lot Width: 60 feet

11 Maximum Structure Height: 45 feet

12 Improvement Plan / Site Development

13 Required Yards

14 The required yards shall comply with those permitted on the development
15 plan for The Polo Grounds. Setbacks shall be as follows: front yard - 25
16 feet, side yard – 6 feet, and rear yard - 30 feet.

17 Design Standards

18 The development shall comply with Suburban Design Standards in
19 accordance with Article 7 of the Jefferson County Unified Development
20 Order.

21 Access

1 All possible access roads shall comply with street design requirements
2 identified in the Unified Development Order except as specifically
3 modified by this Ordinance.

4 Parking

5 Two parking spaces are required per dwelling unit, excluding the garage.
6 See Article XII for additional parking regulations. Parking spaces shall
7 not block the sidewalks within the proposed development.

8 Signs

9 The subdivider shall provide a sign at the entrance to the subdivision
10 which states "Private Maintenance Begins". The subdivider shall also
11 place all regulatory signs, including stop signs, speed limit, etc. See
12 Article XIII for additional signage regulations.

13 Landscaping

14 The UDO requires the following landscaping for a subdivision:

- 15 1. Street Frontage*
 - 16 a. 1 tree for every 75 feet of street frontage.
 - 17 b. 1 shrub for every 20 feet of street frontage.
- 18 2. Open yard areas**
 - 19 a. 1 tree for every 5,000 sq.ft. of open yard.
 - 20 b. 2 shrubs for every 5,000 sq.ft. of open yard.

21 * Trees and shrubs may be clustered but must be within 20 feet of the provided
22 right-of-way.

1 ** Open yard is the total lot area subtracted from the building footprint.

2 Stormwater

3 Stormwater management shall comply with Chapters 400 and 505 of the
4 Code of Ordinances of Jefferson County.

5 Erosion and Sediment Control

6 Erosion and sediment control shall comply with Chapters 400 and 505 of
7 the Code of Ordinances of the Jefferson County.

8 Geotechnical

9 A geotechnical study prepared by an Engineer licensed in the State of
10 Missouri shall be required where there are more than 5 feet of cut or 5 feet
11 of fill and any slopes steeper than 3:1.

12 **Conditions of Approval**

13 1. Pavement:

- 14 a) An entrance permit is required for access onto a state road from MODOT.
15 b) The turning lane, which was required by the traffic study, shall be required and
16 shall be included in the improvement plans.

17 2. Sight Distance:

- 18 a) Access shall require 300' of stopping sight distance at 3.5' height of eye and 4.25'
19 height of oncoming vehicle (minimum 1' of clearance between line of sight and
20 surface/top of grass).
21 b) The Engineer shall submit sight distance profiles showing that the required sight
22 distance is met.

- 1 c) The engineer shall identify the clearance at the most restrictive point on the
2 profiles.
- 3 d) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 4 e) As constructed sight distance profiles will be required prior to escrow release.
- 5 3. Streets:
- 6 a) The 28' wide pavement width in a 40' ROW is acceptable if posted "No Parking"
7 on one side.
- 8 b) Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type
9 X Asphaltic Concrete/4" rock base).
- 10 c) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and
11 1500' block length.
- 12 4. Sidewalks:
- 13 a) Sidewalks shall consist of 5' width.
- 14 b) Sidewalks required on both sides of road and around cul-de-sacs and eyebrows.
- 15 5. Stormwater/detention:
- 16 a) Detention system shall detain and release stormwater at a rate not to exceed the
17 release rate from the site under the existing (pre-developed) conditions for the 2-
18 year and 10-year, 24-hour storm event. Provide soil types, CN's, etc.
- 19 b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
20 hydraulic calculations and drainage area map for each system.
- 21 6. Grading:

1 a) Submit a geotechnical report, sealed by an Engineer registered in the State of
2 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
3 slopes proposed steeper than 3:1 must be included in the report for slope stability.

4 7. All requirements of the Eureka Protection Fire District must be met.

5 Section 2. The zoning map of Jefferson County, Missouri shall be amended
6 by changing the area where said real estate is located on the map with the marking
7 “PR121083”.

8 Section 3. This Ordinance shall be in full force and effect immediately upon
9 passage by the Jefferson County, Missouri, Council as of the date listed below.

10 Section 4. If any part of this Ordinance is invalid for any reason, such
11 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1 **AN ORDINANCE AMENDING THE JEFFERSON COUNTY, MISSOURI,**
2 **CODE OF ORDINANCES, TITLE III, SCHEDULES I, III, IV, AND VII OF THE**
3 **TRAFFIC CODE, AND PROVIDING FOR AN EFFECTIVE DATE THEREOF,**
4 **COUNCIL DISTRICTS 1, 2, 4, 6, AND 7.**

5 **WHEREAS**, the Jefferson County, Missouri, Council, (hereafter “Council”)
6 previously enacted the Jefferson County, Missouri, Code of Ordinances, Title III-Traffic
7 Code, (hereafter “Traffic Code”) for the purpose of controlling vehicular traffic upon the
8 public roads and highways in the unincorporated area of Jefferson County, Missouri; and,

9 **WHEREAS**, the Council has amended, from time to time, the Traffic Code when
10 deemed necessary and appropriate; and,

11 **WHEREAS**, the Council desires to further amend the Traffic Code; and,

12 **WHEREAS**, the Public Works Department has completed the Seckman Road at
13 Seckman Schools intersection improvement project and it is now necessary to add these
14 traffic signals into Schedule I for the purpose of code enforcement; and

15 **WHEREAS**, the Public Works Department has installed a roundabout at Old
16 Lemay Ferry Road and Seckman-Lions Den and Stop Signs were removed and replaced
17 with Yield Signs and now these changes must be reflected in Schedule III and VII for the
18 purpose of enforcement; and,

1 **WHEREAS**, the intersection improvements at Cedar Hill and Local Hillsboro
2 Road(s) have been completed and the final plans included the removal of the Stop Signs
3 on Cedar Hill Road at Local Hillsboro, so it is necessary to remove those Stop Signs from
4 the Traffic Code; and,

5 **WHEREAS**, the Public Works Department has recommended adding Club Court,
6 Greenway Court, Greenway Drive, Par Court, and Wedge Court and additional Stop Signs
7 on Country Club Drive at St. Andrew Court, Spyglass Summit Court, and Greenway Drive
8 in the Country Club of Sugar Creek Subdivision provision in the Code, and adding one
9 Stop Sign at Country Club Drive at Birch Drive in the Country Club Manor Subdivision
10 provision in the Code; and,

11 **WHEREAS**, the Public Works Department has assumed maintenance of roadways
12 within the Candlelight Gardens, Castle Heights, The Lake at Cedar Springs, Maxwell's 9th,
13 Remington Place Phase 2, Sandy Valley Acres, Shadows II, Sue-Lynn Estates, West
14 Meadows, Whitetail Estates Subdivisions, and now recommends that the aforementioned
15 subdivisions be added to Schedule III for the purpose of traffic control enforcement; and,

16 **WHEREAS**, MoDOT is requesting the restriction of right turns for trucks on Little
17 Antire Road at Highway PP and it will need to be entered into Schedule IV of the Traffic
18 Code for enforcement; and,

19 **WHEREAS**, the Council conducted public hearings as required by Section
20 304.130 RSMO for the purpose of receiving public comments regarding proposed
21 amendments to the Traffic Code; and,

WHEREAS, the Council finds that it is in the best interest of Jefferson County, Missouri, to adopt the proposed amendments to the Jefferson County, Missouri, Code of Ordinances, Title III, Schedules I, III, IV, and VII.

BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNTY
COUNCIL, AS FOLLOWS:

Section 1: The Jefferson County, Missouri, Code of Ordinances, Title III, Schedules I, III, IV, and VII are hereby amended as follows:

ADD to SCHEDULE I, TABLE I-A
TRAFFIC SIGNALS

County Maintained Intersections:

Seckman at Seckman Springs Lane

Seckman at Arrow Ridge Place – Seckman Schools

REMOVE from SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

Street	Speed Limit	Stop Sign Location
Lions Den	35	1 at Highway 21, 1 at Lemay Ferry
Local Hillsboro	35	Electric Signals at Highway 30, 2 at Cedar Hill, 1 at Hillsboro House Springs, 2 at Graham
Old Lemay Ferry	40	Electric Signals at Vogel, 2 at Miller, 2 at Seckman
Seckman	35	1 at Lemay Ferry, 1 at Highway 55 Outer Road

ADD to SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

Street	Speed Limit	Stop Sign Location
Lions Den	35	1 at Old State Route 21
Local Hillsboro	35	Electric Signals at Highway 30, 1 at Hillsboro House Springs, 2 at Graham
Old Lemay Ferry	40	Electric Signals at Vogel, 2 at Miller
Seckman	35	1 at Highway 55 Outer Road, Electric Signal at Seckman Spring Lane, Electric Signal at Arrow Ridge Place – Seckman Schools

REMOVE from SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

Private Roads Dedicated to Public Use

Country Club of Sugar Creek

Name of Road	Speed Limit	Stop Sign Location
Country Club Drive	25	1 at Gravois, 1 at Schumacher
Spyglass Summit Drive	25	1 at Country Club Drive
Oak Mont Court	25	1 at Country Club Drive
Eagle Court	25	1 at Greenway Drive

Country Club Manor Subdivision

Name of Road	Speed Limit	Stop Sign Location
Country Club Drive	20	2 at Hawthorn, 2 at Red Bud Drive, 1 at Highway 21

ADD to SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

PRIVATE ROADS DEDICATED TO PUBLIC USE

CANDLELIGHT GARDENS

Name of Road	Speed Limit	Stop Sign Location
Patti Lane	20	1 at Paula Lane
Paula Court	20	1 at Paula Lane
Paula Lane	20	1 at Hwy PP, 1 at Paula Court

CASTLE HEIGHTS

Name of Road	Speed Limit	Stop Sign Location
Blenheim Palace Drive	20	-
Buckingham Palace Drive	20	2 at Windsor Castle Drive, 1 at Warwick Castle Drive
Dover Castle Court	20	1 at Buckingham Palace Drive
Dudley Castle Court	20	1 at Warwick Castle Drive
Edinburgh Castle Court	20	1 at Cook Road, 2 at Warwick Castle Drive
Warwick Castle Drive	20	1 at Old Antonia
Windsor Castle Drive	20	1 at Buckingham Palace Drive

COUNTRY CLUB OF SUGAR CREEK

Name of Road	Speed Limit	Stop Sign Location
Club Court	25	-
Country Club Drive	25	1 at Gravois, 1 at Schumacher, 2 at St. Andrew Court, 2 at Spyglass Summit Court
Eagle Court	25	2 at Greenway Drive

1	Greenway Court	25	-
2	Greenway Drive	25	-
3	Oakmont Court	25	1 at Country Club Drive
4	Par Court	25	-
5	Spyglass Summit Court	25	1 at Country Club Drive
6	Wedge Court	25	-
7			

8 **COUNTRY CLUB MANOR SUBDIVISION**

9	Name of Road	Speed Limit	Stop Sign Location
10	Country Club Drive	20	2 at Hawthorn, 2 at Red
11			Bud Drive, 1 at Highway
12			21, 1 at Birch
13			

14 **THE LAKE AT CEDAR SPRINGS**

15	Name of Road	Speed Limit	Stop Sign Location
16	Harris Court	20	-
17	Jan Court	20	-
18	Marko Court	20	1 at Cedar
19			Springs Road
20			
21			

22 **MAXWELL'S 9TH**

23	Name of Road	Speed Limit	Stop Sign Location
24	High Ridge Drive	20	1 at High Ridge
25			Boulevard
26			

27 **REMINGTON PLACE PHASE 2**

28	Name of Road	Speed Limit	Stop Sign Location
29	Pheasant Court	20	-
30	Remington Drive	20	-
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SANDY VALLEY ACRES

Name of Road	Speed Limit	Stop Sign Location
Sandy Creek Acres	20	-
Sandy Valley Acres	20	1 at Sandy Church

SHADOWS II

Name of Road	Speed Limit	Stop Sign Location
Whitehorne Place	20	1 at Miller Road

SUE-LYNN ESTATES

Name of Road	Speed Limit	Stop Sign Location
Amy Court	20	-
Angela Drive	20	-
Carolyn Circle	20	-
Carolyn Drive	20	1 at Sue-Lynn Drive
Julie Court	20	1 at Tricia Lane
Kimberly Court	20	-
Sue-Lynn Drive	20	1 at Schumacher Road
Tricia Lane	20	1 at Carolyn Drive

WEST MEADOWS

Name of Road	Speed Limit	Stop Sign Location
West Meadows Court	20	-
West Meadows Road	20	1 at Victoria

WHITETAIL ESTATES

Name of Road	Speed Limit	Stop Sign Location
Whitetail Estates	20	1 at Moss Hollow Road

1 Section 2: Copies of the amended Jefferson County, Missouri, Code of Ordinances,
2 Title III, Schedules I, III, IV, an VII shall be kept on file in the office of the County Clerk
3 and the same shall be codified into the Jefferson County Code of Ordinances.

4 Section 3: A copy of this Ordinance shall be published in a newspaper of general
5 circulation in Jefferson County, Missouri, and posted in a public place in each Council
6 District and on the Jefferson County web page, as required by Article III, Section 3.5.4 of
7 the Home Rule Charter of Jefferson County, Missouri.

8 Section 4: This Ordinance shall be in full force and effect thirty (30) days after it
9 has been posted and published as required by Section Three (3) above. If any part of this
10 Ordinance is invalid for any reason, such invalidity shall not affect the remainder of this
11 Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1 **AN ORDINANCE VACATING A PORTION OF WAYNE DRIVE, THE**
2 **SAME BEING A DRIVE SHOWN ON THE PLAT OF WEGMANN’S FOURTH**
3 **SUBDIVISION, PLAT BOOK 23, PAGE 8A, JEFFERSON COUNTY LAND**
4 **RECORDS, BEING SITUATED IN U.S. SURVEY NO. 924, TOWNSHIP 41**
5 **NORTH, RANGE 5 EAST, IN JEFFERSON COUNTY, MISSOURI AND**
6 **FURTHER BEING SITUATED IN COUNTY COUNCIL DISTRICT 5.**

7 **WHEREAS,** Petitioners Scott E. Schmitz and Patricia L. Schmitz (“Petitioners”)
8 did on the 10th day of February, 2022, file with Jefferson County, Missouri, through the
9 Department of the County Counselor, a Petition styled “Petition to Vacate a Portion of
10 Wayne Drive” which is hereinafter referred to as the “Petition[;]” and which is attached
11 hereto as Exhibit 1; and,

12 **WHEREAS,** the Petition seeks to vacate a portion of Wayne Drive, said portion of
13 said Drive being part of Wegmann’s Fourth Subdivision, the plat of which is recorded in
14 Plat Book 23, Page 8A of the Jefferson County land records; and,

15 **WHEREAS,** according to the Petition, together with its Exhibits, Petitioners own
16 lots 16 through 20 of Wegmann’s Fourth Subdivision which border the North-Northwest
17 side of the portion of Wayne Drive sought to be vacated as well as the terminus of Wayne
18 Drive; and

1 **WHEREAS**, further according to the Petition, together with its Exhibits,
2 Petitioners own property on the South-Southwest side of Wayne Drive across from lot 16
3 and part of lot 17 of Wegmann’s Fourth Subdivision; and

4 **WHEREAS**, further according to the Petition, together with its Exhibits, Kirk and
5 Heather Womacks and Katrinka Staggenborg own property on the South-Southwest side
6 of Wayne Drive across from part of 17 and lots 18, 19 and 20 of Wegmann’s Fourth
7 Subdivision, and the same have signed sworn consents to the proposed vacation; and

8 **WHEREAS**, in short, according to the Petition, together with its Exhibits, the
9 property owners on both sides of the portion of Wayne Drive proposed to be vacated
10 either desire or consent to its vacation; and

11 **WHEREAS**, pursuant to Section 3.4.2.19 of the Home Rule Charter of Jefferson
12 County, Missouri, the County Council, as part of its legislative powers, can “vacate
13 public easements, rights of way, streets, alleys, public roads, highways and bridges...[;]”
14 and

15 **WHEREAS**, additionally, the County Council has authority pursuant to both
16 Section 71.270, RSMo., and Section 228.190.2, RSMo., to declare a road vacated
17 following a public hearing; and,

18 **WHEREAS**, the Council finds that the Petition was duly filed on February 10,
19 2022, by Petitioners; and

20 **WHEREAS**, the Council finds that notice of a March 28, 2022, 6:30, p.m.,
21 hearing on the Petition, in front of the Council, was published in the Jefferson County
22 version of *The Countian*, a newspaper published in Jefferson County, at least fifteen days

1 prior to the March 28, 2022, County Council Meeting; a copy of the notice published in
2 *The Countian* is attached hereto as Exhibit 2; and,

3 **WHEREAS**, the Council also notes that proofs of notices of mailing to utility
4 providers were provided by Petitioner and are attached hereto as Exhibit 3; and

5 **WHEREAS**, on March 28, 2022, before the Jefferson County, Missouri, County
6 Council (“Council”), the Petition to Vacate came on for hearing; and

7 **WHEREAS**, the ordaining legislation with the said Petition attached thereto was
8 read for the first time, by title, and in open session of the Council on March 28, 2022, at
9 the regularly scheduled meeting of the Council at 6:30 p.m., in accordance with the
10 Council Rules, the Home Rule Charter of Jefferson County (“Charter”) and was read
11 thereafter two additional times, as well as in accordance with the Charter and Section
12 71.270 RSMo., and prior to full passage by the Council; and,

13 **WHEREAS**, the Council finds that the Petitioners are the owners the real estate
14 on either side of the potion of Wayne Drive proposed to be vacated; and

15 **WHEREAS**, the Council further finds that no cause has been shown to the
16 Council why the vacation of the portion of Wayne Drive proposed to be vacated should
17 not be ordered.

18 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
19 **MISSOURI, COUNCIL, AS FOLLOWS:**

20 Section 1. Having so found, the County Council orders:

21 That a tract of land being part of:

1 A portion of the Right of Way of Wayne Drive (40' Wide) as reflected on
2 WEGMANN'S FOURTH SUBDIVISION, a Subdivision filed for record in Plat Book 23
3 at Page 8 in the Jefferson County Missouri, Land Records, Jefferson County Missouri.
4 The perimeter of said area to be vacated being more particularly described as follows:

5 Beginning at a point in the west Right of Way line of Wayne Drive (40' Wide)
6 and being the Southeast corner of Lot 16 of the above described WEGMANN'S
7 FOURTH SUBDIVISION; thence with said West Right of Way line, North 38 degrees
8 35 minutes 39 seconds East, a distance of 198.64 feet to a point of curve; thence with a
9 curve to the left having a radius of 91.10 feet, an arc distance of 66.80 feet to the point of
10 tangency; thence North 03 degrees 27 minutes 12 seconds West, a distance of 106.68 feet
11 to a point, being the Northeast corner of Lot 19 of said Subdivision; thence South 83
12 degrees 27 minutes 06 seconds East along the South line of Lot 20 of said Subdivivision
13 and being the North Right of Way line of said Wayne Drive, 40.57 feet to a point being
14 the Southeast corner of said Lot 20 and the Northeast corner of said Wayne Drive; thence
15 with the East Right of Way line thereof, South 03 degrees 27 minutes 12 seconds East, a
16 distance of 150.06 feet to an angle point in said Right of Way line; thence South 38
17 degrees 35 minutes 39 seconds West, a distance of 247.26 feet to a point, being an
18 intersection of the Eastward projections of the South line of said Lot 16 with the East
19 Right of Way line of Wayne Drive (40' Wide); thence leaving said East Right of Way
20 Line North 53 degrees 46 minutes 00 seconds West, a distance of 40.03 feet to the point
21 of beginning and containing 15,590 square feet More or Less.

22 **shall be and is hereby vacated.**

1 Section 2. The Petitioners shall be responsible for recording this ordinance
2 with the Office of the County Recorder of Deeds. This shall be at Petitioners' cost.

3 Section 3. This ordinance shall likewise be kept on file with the County Clerk
4 of Jefferson County, Missouri.

5 Section 4. This ordinance shall be in full force and effect from and after its
6 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
7 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2022.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

BILL NO.: 22-0337

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1 **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2022**
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2021) TO REFLECT THE**
4 **TRANSFER OF BUDGET FUNDS BETWEEN THE ASSESSMENT FUND**
5 **RESERVE ACCOUNT AND ASSESSMENT FUND REVENUE ACCOUNT FOR**
6 **THE PURCHASE OF DEED READING SOFTWARE AND A LETTER OPENER.**

7 **WHEREAS**, the Department of the Assessor, requests that funds in the total
8 amount of Fifty Nine Thousand Five Hundred Dollars **(\$59,500.00)** be transferred from the
9 Assessment Reserve Account, (210-9999-1015) to the Assessment Revenue Account (210-
10 0150-4002) to be used to purchase Deed Reading Software and a letter opener; and,

11 **WHEREAS**, Article VII, Section 7.2.10 of the Home Rule Charter of Jefferson
12 County, Missouri, provides that if during the fiscal year the County Executive certifies that
13 there are revenues available for appropriation in excess of those estimated in the budget,
14 the County Council by Ordinance may make supplemental appropriations for the year up
15 to the amount of such excess; and,

16 **WHEREAS**, Article VII, Section 7.2.13 of the Home Rule Charter of Jefferson
17 County, Missouri, permits the Jefferson Missouri, Council to transfer unencumbered funds
18 or balances within a Department; and,

1 **WHEREAS**, both the County Executive and Auditor have certified that funds are
2 available for the proposed appropriation set forth herein; and,

3 **WHEREAS**, The Department of the Assessor has requested that the amount of
4 Fifty Nine Thousand Five Hundred Dollars **(\$9,500.00)** be transferred from the Assessment
5 Reserve Account, (210-9999-1015) to the Assessment Revenue Account, (210-0150-
6 4002), Fifty Four Thousand Five Hundred Dollars **(\$4,500.00)** to be allocated to
7 Assessment Fund, Assessor Division, Software Subscriptions (210-0150-5223), and Five
8 Thousand Dollars **(\$5,000.00)** allocated to Assessment Fund, Assessor Division, Office
9 Furniture and Equipment (210-0150-5650), to be used to purchase Deed Reading Software
10 and a letter opener,

11 **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment.

12 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
13 **AS FOLLOWS:**

14 Section 1. The Budget of the Department of the Assessor for Jefferson County,
15 Missouri, subject to any and all budget limitations, shall be amended to reflect the excess
16 funds available by appropriating and transferring funds based upon certification of the
17 County Executive as follows: Fifty Nine Thousand Five Hundred Dollars **(\$9,500.00)** be
18 transferred from the Assessment Reserve Account, (210-9999-1015) to the Assessment
19 Reserve Funds Revenue Account, (210-0150-4002), to appropriate and allocate Fifty Four
20 Thousand Five Hundred Dollars **(\$4,500.00)** to the Assessment Fund, Assessor Division,
21 Software Subscriptions, (210-0150-5223) and Five Thousand Dollars **(\$5,000.00)** to the
22 Assessment Fund, Assessor Division, Office Furniture and Equipment, (210-0150-5650);

1 Section 2. The amounts in this Budget Amendment Ordinance shall only be used
2 for the purposes, accounts and account strings as identified herein and for no other purpose.

3 Section 3. This Ordinance shall be in full force and effect from and after its
4 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
5 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THIS ABOVE BILL ON THIS ____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER(s): Perry

1 **AN ORDINANCE ORDERING AND APPROVING THE DELINQUENT TAX**
2 **TRUSTEE AS APPOINTED PURSUANT TO SECTION 140.260 RSMO (2021) TO**
3 **SELL CERTAIN PROPERTY, EXECUTE DEEDS AND DELIVER THE SAME FOR**
4 **REAL PROPERTY TO PRIME PROPERTY INVESTMENTS, LLC AS DESCRIBED**
5 **HEREIN, LOCATED IN COUNCIL DISTRICT 5.**

6 **WHEREAS**, the Delinquent Tax Trustee for Jefferson County, Missouri, (“Trustee”)
7 as appointed pursuant to Section 140.260 RSMo (2021), purchased at the 3rd offering of the
8 Annual Land Sale, the following described parcels of real property, to wit:

9 **Lots 27, 28, 29, 32, 42, 43, 44, 45, 46 of Twelve Oaks, formerly known as**
10 **Southern Heights, a Subdivision as shown by plat on file in the Recorder’s**
11 **Office of Jefferson County, Missouri, in Plat Book 199, Pages 15-21 and**
12 **Affidavit of Correction dated on or about May 31, 2005 and recorded on or**
13 **about October 4, 2005 as Document No. 050054357 of the Jefferson County land**
14 **Records. All located in Pevely, Jefferson County, Missouri.**

15 **WHEREAS**, the current Delinquent Tax Trustee for Jefferson County, Missouri, has
16 been offered the average sum of twelve thousand eight hundred fifty-six dollars and forty-
17 two cents (**\$12,856.42**), for a total amount of One Hundred Fifteen Thousand five hundred
18 seventy-three dollars twenty-seven cents (**\$115,573.27**) for the property as set forth and
19 described herein from buyer PRIME PROPERTY INVESTMENTS, LLC; and

20 **WHEREAS**, the Trustee has not received any significant offers on these parcels

1 since they were turned over to the Delinquent Tax Trustee in 2010 due to the amount of
2 taxes and interest that has accrued on the properties; and

3 **WHEREAS**, the sale of these properties would distribute all original taxes and fees
4 to the taxing entities; and

5 **WHEREAS**, the Trustee has not received any significant offers on these parcels
6 since they were turned over to the Delinquent Tax Trustee since 2010 due to the amount of
7 taxes and the Neighborhood Improvement District liens (NIDS) that have been placed on the
8 property; and

9 **WHEREAS**, the sale of these properties would distribute all taxes and fees to City of
10 Pevely that are due on the Neighborhood Improvement District liens; and

11 **WHEREAS**, the Trustee has made application and requested an Ordinance of the
12 Jefferson County, Missouri, Council, authorizing the sale of the property described above as
13 set forth and contained in Exhibit “A” attached hereto and incorporated herein by reference;
14 and,

15 **WHEREAS**, pursuant to Chapter 140 RSMo (2021), and Sections 3.4.2.10 and
16 3.4.2.11 of the Home Rule Charter of Jefferson County, Missouri, the Delinquent Tax
17 Trustee with approval of the County Council may administer, compromise taxes, interest,
18 penalties and order real estate, lands, and lots so purchased by the Trustee sold and the deeds
19 thereto executed and delivered to a buyer; and,

20 **WHEREAS**, it is in the best interest of the County and the taxing entities therein to
21 dispose of the property described herein and to transfer these parcels to the applicant,
22 PRIME PROPERTY INVESTMENTS, LLC.

1 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
2 **AS FOLLOWS:**

3 Section 1. The Jefferson County, Missouri, County Council hereby orders that:

4 The real Property, to wit:

5 **Lots 27, 28, 29, 32, 42, 43, 44, 45, 46 of Twelve Oaks, formerly known as**
6 **Southern Heights, a Subdivision as shown by plat on file in the Recorder's**
7 **Office of Jefferson County, Missouri, in Plat Book 199, Pages 15-21 and**
8 **Affidavit of Correction dated on or about May 31, 2005 and recorded on or**
9 **about October 4, 2005 as Document No. 050054357 of the Jefferson County land**
10 **Records. All located in Pevely, Jefferson County, Missouri.**

11 shall be sold to PRIME PROPERTY INVESTMENTS, LLC for the sum of One Hundred
12 Fifteen Thousand five hundred seventy-three dollars twenty-seven cents (**\$115,573.27**). Said
13 offer is the best thus far received by the Delinquent Tax Trustee. Any additional taxes,
14 interest and penalties above this amount shall be waived and removed from the tax bills prior
15 to the lots being transferred to the Purchaser.

16 Section 2. The Jefferson County, Missouri, Council approves and hereby Orders
17 the Trustee to execute and deliver the Trustee's Deeds for the above described real property
18 to the Purchaser.

19 Section 3. This Ordinance shall be in full force and effect from and after its date
20 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
21 affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL, VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022.

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

BILL NO.: 22-0339

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member Groeteke

1 **AN ORDINANCE APPROVING APPLICATION PC22002 TO REZONE**
2 **FOUR PARCELS FROM SINGLE FAMILY RESIDENTIAL (R40) ZONE**
3 **DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND A**
4 **REVISED DEVELOPMENT PLAN FOR KODIAK EQUIPMENT LOCATED IN**
5 **COUNCIL DISTRICT 4.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 10, 2022 on Application/Petition Number PC22002
8 for the rezoning of 6.43 acres, from Single Family Residential (R40) zone district to
9 Planned Commercial (PC) zone district, and a revised development plan for Kodiak
10 Equipment on the following described real estate located in Jefferson County, State of
11 Missouri, to-wit: Parcel Numbers: 10-3.0-06.0-2-001-005, 10-3.0-06.0-2-001-005.02, 10-
12 3.0-06.0-2-001-006, 11-1.0-01.0-0-000-001.01; and

13 **WHEREAS**, the record of the March 10, 2022 hearing and the recommendation
14 of the Planning and Zoning Commission have been filed with the Jefferson County,
15 Missouri, Council; and

16 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
17 the following items and exhibits filed with and presented to the Jefferson County,
18 Missouri, Council with respect to the Application:

1 a. Jefferson County Planning Division Staff Report to the Planning
2 and Zoning Commission recommending approval of the application and the case
3 file for this Application;

4 b. The record of the hearing before the Planning and Zoning
5 Commission including the following exhibits:

6 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
7 adopted August 6, 2003 and effective April 2, 2008;

8 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
9 Unified Development Order (UDO) adopted April 2, 2008, as
10 amended;

11 Exhibit C, Staff Report and case file;

12 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

13 a. All persons required to receive notice of the hearing were notified,
14 all notices were published, and signs posted in accordance with Missouri law and
15 the Unified Development Order.

16 b. The Jefferson County, Missouri, Council has jurisdiction over the
17 subject matter of this application.

18 c. The requested change in zoning is consistent with the intent stated
19 for the Planned Commercial (PC) zone district.

20 d. The requested change in zoning is in accordance with the Official
21 Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned and modified by
4 this Ordinance, is consistent with the UDO in that the development plan is
5 designed, located and proposed to be operated so that the public health, safety and
6 welfare will be protected.

7 g. The requested development plan, as conditioned and modified by
8 this Ordinance, is consistent with the UDO in that the development plan will not
9 impede the normal and orderly development and improvement of the surrounding
10 property.

11 h. The requested development plan, as modified and conditioned by
12 this Ordinance is consistent with the UDO in that the development plan
13 incorporates adequate ingress and egress that provides for the efficient flow of
14 traffic.

15 i. The modifications to Chapter 400, Section 400.2610, Section 400.4740,
16 and Section 400.4750 as depicted on the development plan, and as conditioned by
17 this Ordinance, are in the best interest of the County in that the modifications
18 incorporate sound planning principles and design elements that are compatible
19 with surrounding properties and are consistent throughout the proposed project.

20 j. The modifications to Chapter 400, Section 400.2610, Section 400.4740,
21 and Section 400.4750 as depicted on the development plan, and as conditioned by
22 this Ordinance, are in the best interest of the County in that the modifications

1 further the stated goals and intent of the UDO.

2 k. The requested modification to Section 400.4100 – Requirements for
3 Design and Improvement of Parking Lots, is not in the best interest of the County
4 in that the modification does not further the stated goals and intent of the UDO.

5 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
6 **MISSOURI, COUNCIL, AS FOLLOWS:**

7 Section 1. Application Number: PC22002 an application to rezone 6.43 acres
8 from Single Family Residential (R40) zone district to Planned Commercial (PC) zone
9 district and a Revised Development Plan for Kodiak Equipment on the real estate
10 described as Parcel Numbers: 10-3.0-06.0-2-001-005, 10-3.0-06.0-2-001-005.02, 10-3.0-
11 06.0-2-001-006, 11-1.0-01.0-0-000-001.01, for Kodiak Equipment, is hereby approved
12 subject to the following regulatory requirements, departmental comments, and the
13 following conditions of approval:

14 **Modifications:**

15 1. Denial of the requested modification to Article XII Section 400.4100 – Requirements
16 for Design and Improvement of Parking lots.

17 2. Approval of the requested modification to Article VII Section 400.2610 – Driveway
18 and Entrance Thickness with the condition that all new parking meet current UDO
19 standards

20 3. Approval of the requested modification to Article XIV, Section 400.4740 – Buffer
21 Requirements.

4. Approval of the requested modification to Article XIV, Section 400.4750 – Street
Frontage Landscaping Requirements and Open Space Landscaping Requirements

Conditions of Approval:

1. A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
3. All improvements required in the Development Plan and Site Development Plan must be installed or an escrow accepted for all incomplete items prior to occupancy of the buildings for each phase.
4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.
5. The two parcels shall be consolidated to accommodate the ten-foot landscaping buffer requirement that does not presently exist between the two parcels.

Regulatory Requirements

Permitted Uses

Construction contractor (w/machinery, equipment and storage)
Office
Single Family Residential

1 *Floor Area, Height, and other Building Requirements*

2 Maximum Area Ratio: 0.55 FAR

3 Maximum Structure Height: 70 feet

4 *Site Development*

5 *Required Setbacks:*

6 Front Yard: 20 feet

7 Side Yard: 15 feet

8 Rear Yard: 20 feet

9 *Design Standards*

10 The development shall comply with the Suburban Design Standards in accordance
11 with Article VII of the Jefferson County Unified Development Order.

12 *Access*

13 Access shall be provided in accordance with the Jefferson County Unified
14 Development Order, except as specifically modified by this Ordinance.

15 *Parking*

16 Parking and loading shall be provided per the regulation of Article XII of the
17 Jefferson County Unified Development Order, except as specifically modified by
18 this Ordinance.

19 *Signs*

20 Signs shall comply with Article XIII of the UDO. All regulatory signs, including
21 stop signs, speed limit, etc. shall be provided by the developer.

22

1 *Lighting*

2 Lighting that by color, placement or design resembles or conflicts with traffic
3 control signs is prohibited. No lighting shall be permitted to shine on adjoining
4 property owners.

5 *Landscaping*

6 Landscaping, buffers, and tree protection shall comply with Article XIV of the
7 UDO, except as specifically modified by this Ordinance.

8 *Stormwater and Erosion and Sediment Control*

9 Stormwater management and Erosion and sediment control shall comply with
10 Chapter 505: Erosion and Sediment Control / Stormwater Management Design
11 Manual of the Jefferson County Code of Ordinances.

12 *Geotechnical*

13 A geotechnical study prepared by an Engineer licensed in the State of Missouri
14 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes
15 greater than 3:1. Where grades are proposed at slopes than 3:1 slope stability must
16 be addressed in the study.

17 *Noise*

18 No operation shall be carried on that involves noise in excess of the normal traffic
19 noise of the adjacent street at the time of the daily peak hour of traffic volume.
20 Noise shall be measured at the property line and when the level of this noise
21 cannot be determined by observation with the natural senses, a suitable instrument
22 may be used, and measurement may include breakdowns into a reasonable

1 number of frequency ranges. All noise shall be muffled so as not to be
2 objectionable due to intermittence, beat frequency or shrillness.

3 **Departmental Comments:**

4 1. General:

5 a) Required landscaping or screening cannot be on adjoining property or lot.

6 b) Sight Distance:

7 i) Access onto a county road shall require 300' of stopping sight distance at 3.5'
8 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
9 between line of sight and surface/top of grass).

10 ii) The Engineer shall submit sight distance profiles showing that the required
11 sight distance is met for existing and proposed entrances (4 total).

12 iii) The engineer shall identify the clearance at the most restrictive point on the
13 profiles.

14 iv) Any vegetation or obstructions of any sort in the line of sight must be
15 identified.

16 c) Driveway entrances (within county ROW):

17 i) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic
18 Concrete/4" Type X Asphaltic Concrete/4" rock base). Thickness is unknown
19 for the existing drives, provide proof of thickness or acquire deviation.

20 ii) Pavement width for entrance at ROW (including curbs) for two-way traffic
21 shall provide 26'–42'. Widths for existing drive does not meet UDO
22 requirements, widen to specification or acquire deviation.

- 1 iii) The entrance width shall be provided from the street into the site for a throat
2 length of 20'. Condition not met with residential property (former Kline
3 property).
- 4 iv) The existing drive to the proposed Lot 2A meets UDO requirements for width,
5 thickness etc.
- 6 v) The two proposed entrances onto Engle Creek Road must meet UDO
7 requirements for throat length, width and thickness from the County Road to
8 the proposed paving at the new building.
- 9 2. Parking areas:
- 10 a) Parking areas with 5 or more required parking spaces must provide a paved
11 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C
12 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 13 b) Drive aisles width (boc):
- 14 i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-
15 way).
- 16 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
- 17 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both
18 sides).
- 19 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one
20 side).
- 21 c) Straight back curbing (concrete or asphalt) is required around parking areas.
- 22 d) Pavement shall slope between 1% and 6%.

1 3. Stormwater/detention:

2 a) Detention system shall detain and release stormwater at a rate not to exceed the
3 release rate from the site under the existing (pre-developed) conditions for the 2-
4 year and 10-year, 24-hour storm event. Provide soil types, CN's, etc.

5 b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
6 hydraulic calculations and drainage area map for each system.

7 4. Septic:

8 a) Each newly created parcel shall provide septic on the individual parcel. The
9 proposed shared system between lots will not be allowed.

10 5. Grading:

11 a) Submit a geotechnical report, sealed by an Engineer registered in the State of
12 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
13 slopes proposed steeper than 3:1 must be included in the report for slope stability.

14 Section 2. The zoning map of Jefferson County, Missouri shall be amended
15 by changing the area where said real estate is located on the map with the marking
16 "PC22002."

17 Section 3. This Ordinance shall be in full force and effect immediately upon
18 passage by the Jefferson County, Missouri, Council as of the date listed below.

19 Section 4. If any part of this Ordinance is invalid for any reason, such
20 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

BILL NO.: 22-0340

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member Haskins

1 **AN ORDINANCE APPROVING APPLICATION PC22003 TO REZONE**
2 **FROM SINGLE FAMILY RESIDENTIAL (R7) ZONE DISTRICT AND NON-**
3 **PLANNED COMMUNITY COMMERCIAL (CC2) TO PLANNED**
4 **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**
5 **SLED AND BREAKFAST LOCATED IN COUNCIL DISTRICT 1.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 10, 2022 on Application/Petition Number PC22003
8 for the rezoning of 1.14 acres, from Single Family Residential (R7) zone district and
9 Non-Planned Community Commercial (CC2) zone district to Planned Commercial (PC)
10 zone district, and a development plan for Sled and Breakfast on the following described
11 real estate located in Jefferson County, State of Missouri, to-wit: Parcel Number: 02-3.0-
12 05.0-1-001-015; and

13 **WHEREAS**, the record of the March 10, 2022 hearing and the recommendation
14 of the Planning and Zoning Commission have been filed with the Jefferson County,
15 Missouri, Council; and

16 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
17 the following items and exhibits filed with and presented to the Jefferson County,
18 Missouri, Council with respect to the Application:

1 a. Jefferson County Planning Division Staff Report to the Planning
2 and Zoning Commission recommending approval of the application and the case
3 file for this Application;

4 b. The record of the hearing before the Planning and Zoning
5 Commission including the following exhibits:

6 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
7 adopted August 6, 2003 and effective April 2, 2008;

8 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
9 Unified Development Order (UDO) adopted April 2, 2008, as
10 amended;

11 Exhibit C, Staff Report and case file;

12 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

13 a. All persons required to receive notice of the hearing were notified,
14 all notices were published, and signs posted in accordance with Missouri law and
15 the Unified Development Order.

16 b. The Jefferson County, Missouri, Council has jurisdiction over the
17 subject matter of this application.

18 c. The requested change in zoning is consistent with the intent stated
19 for the Planned Commercial (PC) zone district.

20 d. The requested change in zoning is in accordance with the Official
21 Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned and modified by
4 this Ordinance, is consistent with the UDO in that the development plan is
5 designed, located and proposed to be operated so that the public health, safety and
6 welfare will be protected.

7 g. The requested development plan, as conditioned and modified by
8 this Ordinance, is consistent with the UDO in that the development plan will not
9 impede the normal and orderly development and improvement of the surrounding
10 property.

11 h. The requested development plan, as modified and conditioned by
12 this Ordinance is consistent with the UDO in that the development plan
13 incorporates adequate ingress and egress that provides for the efficient flow of
14 traffic.

15 i. The modifications to Chapter 400, Section 400.950, Section 400.2460,
16 Section 400.1670, Section 400.2620, Section 400.2610, Section 400.4570, Section
17 400.4100, and Section 400.4650 as depicted on the development plan, and as
18 conditioned by this Ordinance, are in the best interest of the County in that the
19 modifications incorporate sound planning principles and design elements that are
20 compatible with surrounding properties and are consistent throughout the
21 proposed project.

1 j. The modifications to Chapter 400, Section 400.950, Section 400.2460,
2 Section 400.1670, Section 400.2620, Section 400.2610, Section 400.4570, Section
3 400.4100, and Section 400.4650 as depicted on the development plan, and as
4 conditioned by this Ordinance, are in the best interest of the County in that the
5 modifications further the stated goals and intent of the UDO.

6 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
7 **MISSOURI, COUNCIL, AS FOLLOWS:**

8 Section 1. Application Number: PC22003 an application to rezone 1.14 acres
9 from Single Family Residential (R7) zone district and Non-Planned Community
10 Commercial (CC2) zone district to Planned Commercial (PC) zone district and a
11 Development Plan for Sled and Breakfast on the real estate described as Parcel Number:
12 02-3.0-05.0-1-001-015, for Sled and Breakfast, is hereby approved subject to the
13 following regulatory requirements, departmental comments, and the following conditions
14 of approval:

15 **Modifications:**

- 16 1. Approval from Section 400.950 – Submission of Technical Studies/Section
17 400.2460 – Light Standards with the condition that any new lighting, including
18 the required streetlights will require an accompanying photometric study (for the
19 new lighting only).
- 20 2. Approval from Section 400.1670 – Minimum Building Setbacks.
- 21 3. Approval from Section 400.2620 – Driveway Requirements – Corner
22 Clearance.

- 1 4. Approval from Section 400.2610 – Driveway Requirements – Width.
- 2 5. Approval from Section 400.4570 – Buffer Requirements.
- 3 6. Approval from Section 400.4100 – Design and Improvement of Parking Lots.
- 4 7. Approval from Section 400.2610 – Street Standards
- 5 8. Approval from Section 400.4650 – Landscaping.

6 **Conditions of Approval:**

- 7 1. A Site Development Plan shall be submitted to the Jefferson County Planning
8 Division in accordance with the Unified Development Order (UDO) of
9 Jefferson County.
- 10 2. A copy of the approved Development Plan incorporating any conditions and
11 approved modifications shall be attached to each set of Site Development
12 plans submitted.
- 13 3. All improvements required in the Development Plan and Site Development
14 Plan must be installed or an escrow accepted for all incomplete items prior to
15 occupancy of the buildings for each phase.
- 16 4. If more than one (1) acre of land is being disturbed, the proposed development
17 will require a Jefferson County Land Disturbance Permit.
- 18 5. The two parcels shall be consolidated to accommodate the ten-foot
19 landscaping buffer requirement that does not presently exist between the two
20 parcels.

21 **Regulatory Requirements**

22 *Permitted Uses*

1 Pet Day Care (with Outside Runs)

2 *Floor Area, Height, and other Building Requirements*

3 Maximum Area Ratio: 0.55 FAR

4 Maximum Structure Height: 70 feet

5 *Site Development*

6 *Required Setbacks (except as specifically modified by this Ordinance):*

7 Front Yard: 20 feet

8 Side Yard: 15 feet

9 Rear Yard: 20 feet

10 *Design Standards*

11 The development shall comply with the Suburban Design Standards in accordance
12 with Article VII of the Jefferson County Unified Development Order.

13 *Access*

14 Access shall be provided in accordance with the Jefferson County Unified
15 Development Order, except as specifically modified by this Ordinance.

16 *Parking*

17 Parking and loading shall be provided per the regulation of Article XII of the
18 Jefferson County Unified Development Order, except as specifically modified by
19 this Ordinance.

20 *Signs*

21 Signs shall comply with Article XIII of the UDO. All regulatory signs, including
22 stop signs, speed limit, etc. shall be provided by the developer.

1 *Lighting*

2 Lighting that by color, placement or design resembles or conflicts with traffic
3 control signs is prohibited. No lighting shall be permitted to shine on adjoining
4 property owners.

5 *Landscaping*

6 Landscaping, buffers, and tree protection shall comply with Article XIV of the
7 UDO, except as specifically modified by this Ordinance.

8 *Stormwater and Erosion and Sediment Control*

9 Stormwater management and Erosion and sediment control shall comply with
10 Chapter 505: Erosion and Sediment Control / Stormwater Management Design
11 Manual of the Jefferson County Code of Ordinances.

12 *Geotechnical*

13 A geotechnical study prepared by an Engineer licensed in the State of Missouri
14 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes
15 greater than 3:1. Where grades are proposed at slopes than 3:1 slope stability must
16 be addressed in the study.

17 *Noise*

18 No operation shall be carried on that involves noise in excess of the normal traffic
19 noise of the adjacent street at the time of the daily peak hour of traffic volume.
20 Noise shall be measured at the property line and when the level of this noise
21 cannot be determined by observation with the natural senses, a suitable instrument
22 may be used, and measurement may include breakdowns into a reasonable

1 number of frequency ranges. All noise shall be muffled so as not to be
2 objectionable due to intermittence, beat frequency or shrillness.

3 **Departmental Comments:**

4 1. A boundary line adjustment is required to remove the internal lot line.

5 2. County Road:

6 a) Sight Distance:

7 i) Access onto a county road shall require 300' of stopping sight distance at 3.5'
8 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
9 between line of sight and surface/top of grass).

10 ii) The Engineer shall submit sight distance profiles showing that the required
11 sight distance is met.

12 iii) The engineer shall identify the clearance at the most restrictive point on the
13 profiles.

14 iv) Any vegetation or obstructions of any sort in the line of sight must be
15 identified.

16 3. Retaining walls over 6' in height require a permit from the Building Division.

17 4. A streetlight is required at each intersection with the County Road.

18 5. Stormwater/detention:

19 a) Low impact stormwater mitigation is required for this development.

20 b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
21 hydraulic calculations and drainage area map for each system.

1 Section 2. The zoning map of Jefferson County, Missouri shall be amended
2 by changing the area where said real estate is located on the map with the marking
3 “PC22003.”

4 Section 3. This Ordinance shall be in full force and effect immediately upon
5 passage by the Jefferson County, Missouri, Council as of the date listed below.

6 Section 4. If any part of this Ordinance is invalid for any reason, such
7 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS ____ DAY OF _____, 2022.

THIS BILL WAS ____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY
OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

INTRODUCED BY: Council Member Haskins

1 **AN ORDINANCE APPROVING APPLICATION PR121083 TO REZONE**
2 **APPROXIMATELY 37 ACRES FROM SINGLE FAMILY RESIDENTIAL (R40)**
3 **ZONE DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1)**
4 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR THE POLO**
5 **GROUNDS LOCATED IN COUNCIL DISTRICT 1.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 10, 2022 on Application/Petition Number
8 PR121083 for rezoning the following described real estate located in Jefferson County,
9 State of Missouri, to-wit: Parcel Numbers: 04-6.0-14.0-0-000-002.01 and 04-6.0-14.0-0-
10 000-002, from Single Family Residential (R40) zone district to Planned Single Family
11 Residential (PR1) zone district; and a development plan for “The Polo Grounds”; and

12 **WHEREAS**, the record of the March 10, 2022 hearing and the recommendation
13 of the Planning and Zoning Commission have been filed with the Jefferson County,
14 Missouri, Council; and

15 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
16 the following items and exhibits filed with and presented to the Jefferson County,
17 Missouri, Council with respect to the Application:

18 a. Jefferson County Planning Division Staff Report recommending
19 approval of the application and the case file for this application;

b. The minutes and record of the hearing before the Planning and Zoning Commission;

c. Exhibits offered by the Jefferson County Planning Division and upon a motion duly made, seconded and approved were admitted into evidence by the Jefferson County, Missouri, Council and made part of the official records as set out below:

Exhibit A, The Official Master Plan for Jefferson County, Missouri,
adopted August 6, 2003 and effective April 2, 2008;

Exhibit B, The Jefferson County Unified Development Order, adopted
April 2, 2008, as amended;

Exhibit C, Staff Report and case file; and

Exhibit D, Photographs submitted by Brian Wrather.

WHEREAS, it is found by the Jefferson County, Missouri, Council that:

a. All persons required to receive notice of the hearing were notified, all notices were published, and signs posted in accordance with Missouri law and the Unified Development Order.

b. The Jefferson County, Missouri, Council has jurisdiction over the subject matter of this application.

c. The requested change in zoning is consistent with the intent stated for the Planned Single Family Residential (PR1) zone district.

d. The requested change in zoning is in accordance with the Official Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned by this Ordinance,
4 is consistent with the intent stated for the Planned Single Family Residential
5 (PR1) zone district.

6 g. The requested development plan, as conditioned by this Ordinance,
7 is consistent with the UDO in that the development plan is designed, located and
8 proposed to be operated so that the public health, safety and welfare will be
9 protected.

10 h. The requested development plan, as conditioned by this Ordinance,
11 is consistent with the UDO in that the development plan will not impede the
12 normal and orderly development and improvement of the surrounding property.

13 i. The requested development plan, as conditioned by this Ordinance,
14 is consistent with the UDO in that the development plan incorporates adequate
15 ingress and egress and an internal drive network that provides for the efficient
16 flow of traffic.

17 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
18 **COUNCIL, AS FOLLOWS:**

19 Section 1. Application/Petition Number PR121083 for rezoning the following
20 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel
21 Numbers: 04-6.0-14.0-0-000-002.01 and 04-6.0-14.0-0-000-002, from Single Family
22 Residential (R40) zone district to Planned Single Family Residential (PR1) zone district;

1 and a development plan for “The Polo Grounds” is approved subject to the following
2 regulatory requirements, departmental comments, and conditions of approval set forth
3 below:

4 **Regulatory Requirements**

5 Permitted Uses

6 Single-family residential per the approved Development Plan.

7 Floor Area, Height, and other Building Requirements

8 Maximum Density: 6 units per acre

9 Minimum Lot Size: 7,339 square feet

10 Minimum Lot Width: 60 feet

11 Maximum Structure Height: 45 feet

12 Improvement Plan / Site Development

13 Required Yards

14 The required yards shall comply with those permitted on the development
15 plan for The Polo Grounds. Setbacks shall be as follows: front yard - 25
16 feet, side yard – 6 feet, and rear yard - 30 feet.

17 Design Standards

18 The development shall comply with Suburban Design Standards in
19 accordance with Article 7 of the Jefferson County Unified Development
20 Order.

21 Access

1 All possible access roads shall comply with street design requirements
2 identified in the Unified Development Order except as specifically
3 modified by this Ordinance.

4 Parking

5 Two parking spaces are required per dwelling unit, excluding the garage.
6 See Article XII for additional parking regulations. Parking spaces shall
7 not block the sidewalks within the proposed development.

8 Signs

9 The subdivider shall provide a sign at the entrance to the subdivision
10 which states "Private Maintenance Begins". The subdivider shall also
11 place all regulatory signs, including stop signs, speed limit, etc. See
12 Article XIII for additional signage regulations.

13 Landscaping

14 The UDO requires the following landscaping for a subdivision:

15 1. Street Frontage*

- 16 a. 1 tree for every 75 feet of street frontage.
- 17 b. 1 shrub for every 20 feet of street frontage.

18 2. Open yard areas**

- 19 a. 1 tree for every 5,000 sq.ft. of open yard.
- 20 b. 2 shrubs for every 5,000 sq.ft. of open yard.

21 * Trees and shrubs may be clustered but must be within 20 feet of the provided
22 right-of-way.

1 ** Open yard is the total lot area subtracted from the building footprint.

2 Stormwater

3 Stormwater management shall comply with Chapters 400 and 505 of the
4 Code of Ordinances of Jefferson County.

5 Erosion and Sediment Control

6 Erosion and sediment control shall comply with Chapters 400 and 505 of
7 the Code of Ordinances of the Jefferson County.

8 Geotechnical

9 A geotechnical study prepared by an Engineer licensed in the State of
10 Missouri shall be required where there are more than 5 feet of cut or 5 feet
11 of fill and any slopes steeper than 3:1.

12 **Conditions of Approval**

13 1. Pavement:

- 14 a) An entrance permit is required for access onto a state road from MODOT.
15 b) The turning lane, which was required by the traffic study, shall be required and
16 shall be included in the improvement plans.

17 2. Sight Distance:

- 18 a) Access shall require 300' of stopping sight distance at 3.5' height of eye and 4.25'
19 height of oncoming vehicle (minimum 1' of clearance between line of sight and
20 surface/top of grass).
21 b) The Engineer shall submit sight distance profiles showing that the required sight
22 distance is met.

- 1 c) The engineer shall identify the clearance at the most restrictive point on the
2 profiles.
- 3 d) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 4 e) As constructed sight distance profiles will be required prior to escrow release.
- 5 3. Streets:
- 6 a) The 28' wide pavement width in a 40' ROW is acceptable if posted "No Parking"
7 on one side.
- 8 b) Street thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/4" Type
9 X Asphaltic Concrete/4" rock base).
- 10 c) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and
11 1500' block length.
- 12 4. Sidewalks:
- 13 a) Sidewalks shall consist of 5' width.
- 14 b) Sidewalks required on both sides of road and around cul-de-sacs and eyebrows.
- 15 5. Stormwater/detention:
- 16 a) Detention system shall detain and release stormwater at a rate not to exceed the
17 release rate from the site under the existing (pre-developed) conditions for the 2-
18 year and 10-year, 24-hour storm event. Provide soil types, CN's, etc.
- 19 b) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
20 hydraulic calculations and drainage area map for each system.
- 21 6. Grading:

1 a) Submit a geotechnical report, sealed by an Engineer registered in the State of
2 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
3 slopes proposed steeper than 3:1 must be included in the report for slope stability.

4 7. All requirements of the Eureka Protection Fire District must be met.

5 Section 2. The zoning map of Jefferson County, Missouri shall be amended
6 by changing the area where said real estate is located on the map with the marking
7 “PR121083”.

8 Section 3. This Ordinance shall be in full force and effect immediately upon
9 passage by the Jefferson County, Missouri, Council as of the date listed below.

10 Section 4. If any part of this Ordinance is invalid for any reason, such
11 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Victoria James _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1 **AN ORDINANCE AMENDING THE JEFFERSON COUNTY, MISSOURI,**
2 **CODE OF ORDINANCES, TITLE III, SCHEDULES I, III, IV, AND VII OF THE**
3 **TRAFFIC CODE, AND PROVIDING FOR AN EFFECTIVE DATE THEREOF,**
4 **COUNCIL DISTRICTS 1, 2, 4, 6, AND 7.**

5 **WHEREAS**, the Jefferson County, Missouri, Council, (hereafter “Council”) previously enacted the Jefferson County, Missouri, Code of Ordinances, Title III-Traffic Code, (hereafter “Traffic Code”) for the purpose of controlling vehicular traffic upon the public roads and highways in the unincorporated area of Jefferson County, Missouri; and,

9 **WHEREAS**, the Council has amended, from time to time, the Traffic Code when deemed necessary and appropriate; and,

11 **WHEREAS**, the Council desires to further amend the Traffic Code; and,

12 **WHEREAS**, the Public Works Department has completed the Seckman Road at Seckman Schools intersection improvement project and it is now necessary to add these traffic signals into Schedule I for the purpose of code enforcement; and

15 **WHEREAS**, the Public Works Department has installed a roundabout at Old Lemay Ferry Road and Seckman-Lions Den and Stop Signs were removed and replaced with Yield Signs and now these changes must be reflected in Schedule III and VII for the purpose of enforcement; and,

1 **WHEREAS**, the intersection improvements at Cedar Hill and Local Hillsboro
2 Road(s) have been completed and the final plans included the removal of the Stop Signs
3 on Cedar Hill Road at Local Hillsboro, so it is necessary to remove those Stop Signs from
4 the Traffic Code; and,

5 **WHEREAS**, the Public Works Department has recommended adding Club Court,
6 Greenway Court, Greenway Drive, Par Court, and Wedge Court and additional Stop Signs
7 on Country Club Drive at St. Andrew Court, Spyglass Summit Court, and Greenway Drive
8 in the Country Club of Sugar Creek Subdivision provision in the Code, and adding one
9 Stop Sign at Country Club Drive at Birch Drive in the Country Club Manor Subdivision
10 provision in the Code; and,

11 **WHEREAS**, the Public Works Department has assumed maintenance of roadways
12 within the Candlelight Gardens, Castle Heights, The Lake at Cedar Springs, Maxwell's 9th,
13 Remington Place Phase 2, Sandy Valley Acres, Shadows II, Sue-Lynn Estates, West
14 Meadows, Whitetail Estates Subdivisions, and now recommends that the aforementioned
15 subdivisions be added to Schedule III for the purpose of traffic control enforcement; and,

16 **WHEREAS**, MoDOT is requesting the restriction of right turns for trucks on Little
17 Antire Road at Highway PP and it will need to be entered into Schedule IV of the Traffic
18 Code for enforcement; and,

19 **WHEREAS**, the Council conducted public hearings as required by Section
20 304.130 RSMO for the purpose of receiving public comments regarding proposed
21 amendments to the Traffic Code; and,

WHEREAS, the Council finds that it is in the best interest of Jefferson County, Missouri, to adopt the proposed amendments to the Jefferson County, Missouri, Code of Ordinances, Title III, Schedules I, III, IV, and VII.

BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNTY
COUNCIL, AS FOLLOWS:

Section 1: The Jefferson County, Missouri, Code of Ordinances, Title III, Schedules I, III, IV, and VII are hereby amended as follows:

ADD to SCHEDULE I, TABLE I-A
TRAFFIC SIGNALS

County Maintained Intersections:

Seckman at Seckman Springs Lane

Seckman at Arrow Ridge Place – Seckman Schools

REMOVE from SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

Street	Speed Limit	Stop Sign Location
Lions Den	35	1 at Highway 21, 1 at Lemay Ferry
Local Hillsboro	35	Electric Signals at Highway 30, 2 at Cedar Hill, 1 at Hillsboro House Springs, 2 at Graham
Old Lemay Ferry	40	Electric Signals at Vogel, 2 at Miller, 2 at Seckman
Seckman	35	1 at Lemay Ferry, 1 at Highway 55 Outer Road

ADD to SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

Street	Speed Limit	Stop Sign Location
Lions Den	35	1 at Old State Route 21
Local Hillsboro	35	Electric Signals at Highway 30, 1 at Hillsboro House Springs, 2 at Graham
Old Lemay Ferry	40	Electric Signals at Vogel, 2 at Miller
Seckman	35	1 at Highway 55 Outer Road, Electric Signal at Seckman Spring Lane, Electric Signal at Arrow Ridge Place – Seckman Schools

REMOVE from SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

Private Roads Dedicated to Public Use

Country Club of Sugar Creek

Name of Road	Speed Limit	Stop Sign Location
Country Club Drive	25	1 at Gravois, 1 at Schumacher
Spyglass Summit Drive	25	1 at Country Club Drive
Oak Mont Court	25	1 at Country Club Drive
Eagle Court	25	1 at Greenway Drive

Country Club Manor Subdivision

Name of Road	Speed Limit	Stop Sign Location
Country Club Drive	20	2 at Hawthorn, 2 at Red Bud Drive, 1 at Highway 21

ADD to SCHEDULE III, TABLE III-A
SPEED LIMITS AND STOP SIGN PLACEMENTS

PRIVATE ROADS DEDICATED TO PUBLIC USE

CANDLELIGHT GARDENS

Name of Road	Speed Limit	Stop Sign Location
Patti Lane	20	1 at Paula Lane
Paula Court	20	1 at Paula Lane
Paula Lane	20	1 at Hwy PP, 1 at Paula Court

CASTLE HEIGHTS

Name of Road	Speed Limit	Stop Sign Location
Blenheim Palace Drive	20	-
Buckingham Palace Drive	20	2 at Windsor Castle Drive, 1 at Warwick Castle Drive
Dover Castle Court	20	1 at Buckingham Palace Drive
Dudley Castle Court	20	1 at Warwick Castle Drive
Edinburgh Castle Court	20	1 at Cook Road, 2 at Warwick Castle Drive
Warwick Castle Drive	20	1 at Old Antonia
Windsor Castle Drive	20	1 at Buckingham Palace Drive

COUNTRY CLUB OF SUGAR CREEK

Name of Road	Speed Limit	Stop Sign Location
Club Court	25	-
Country Club Drive	25	1 at Gravois, 1 at Schumacher, 2 at St. Andrew Court, 2 at Spyglass Summit Court
Eagle Court	25	2 at Greenway Drive

1	Greenway Court	25	-
2	Greenway Drive	25	-
3	Oakmont Court	25	1 at Country Club Drive
4	Par Court	25	-
5	Spyglass Summit Court	25	1 at Country Club Drive
6	Wedge Court	25	-
7			

8 **COUNTRY CLUB MANOR SUBDIVISION**

9	Name of Road	Speed Limit	Stop Sign Location
10	Country Club Drive	20	2 at Hawthorn, 2 at Red
11			Bud Drive, 1 at Highway
12			21, 1 at Birch
13			

14 **THE LAKE AT CEDAR SPRINGS**

15	Name of Road	Speed Limit	Stop Sign Location
16	Harris Court	20	-
17	Jan Court	20	-
18	Marko Court	20	1 at Cedar
19			Springs Road
20			
21			

22 **MAXWELL'S 9TH**

23	Name of Road	Speed Limit	Stop Sign Location
24	High Ridge Drive	20	1 at High Ridge
25			Boulevard
26			

27 **REMINGTON PLACE PHASE 2**

28	Name of Road	Speed Limit	Stop Sign Location
29	Pheasant Court	20	-
30	Remington Drive	20	-
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SANDY VALLEY ACRES

Name of Road	Speed Limit	Stop Sign Location
Sandy Creek Acres	20	-
Sandy Valley Acres	20	1 at Sandy Church

SHADOWS II

Name of Road	Speed Limit	Stop Sign Location
Whitehorne Place	20	1 at Miller Road

SUE-LYNN ESTATES

Name of Road	Speed Limit	Stop Sign Location
Amy Court	20	-
Angela Drive	20	-
Carolyn Circle	20	-
Carolyn Drive	20	1 at Sue-Lynn Drive
Julie Court	20	1 at Tricia Lane
Kimberly Court	20	-
Sue-Lynn Drive	20	1 at Schumacher Road
Tricia Lane	20	1 at Carolyn Drive

WEST MEADOWS

Name of Road	Speed Limit	Stop Sign Location
West Meadows Court	20	-
West Meadows Road	20	1 at Victoria

WHITETAIL ESTATES

Name of Road	Speed Limit	Stop Sign Location
Whitetail Estates	20	1 at Moss Hollow Road

1 Section 2: Copies of the amended Jefferson County, Missouri, Code of Ordinances,
2 Title III, Schedules I, III, IV, an VII shall be kept on file in the office of the County Clerk
3 and the same shall be codified into the Jefferson County Code of Ordinances.

4 Section 3: A copy of this Ordinance shall be published in a newspaper of general
5 circulation in Jefferson County, Missouri, and posted in a public place in each Council
6 District and on the Jefferson County web page, as required by Article III, Section 3.5.4 of
7 the Home Rule Charter of Jefferson County, Missouri.

8 Section 4: This Ordinance shall be in full force and effect thirty (30) days after it
9 has been posted and published as required by Section Three (3) above. If any part of this
10 Ordinance is invalid for any reason, such invalidity shall not affect the remainder of this
11 Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2022:

_____ **PASSED** _____ **FAILED**

Tracey Perry, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2022.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2022.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____
Deputy Clerk

First Reading: 03-28-2022

Second Reading: 04-11-2022

Third Reading: 04-11-2022