

JEFFERSON COUNTY, MISSOURI – JOURNAL

August 10, 2026
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, County Council conducted a Regular Meeting on Monday, August 10, 2026, at Regular Meeting in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

I. CALL TO ORDER

County Executive Dennis Gannon called the meeting to order at 6:30 p.m.

II. INVOCATION

Council Executive Dennis Gannon gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Recited.

County Executive Dennis Gannon honored the Veterans and active military by asking them to stand and be recognized for their service.

IV. ROLL CALL

Present: Council Member, District 2 Billy Crow
Council Member, District 3 Lori Arons
Council Member, District 4 Charles Groeteke
Council Member, District 5 Tim Bennett
Council Member, District 6 Tim Brown
Council Member, District 7 Bob Tullock

Absent: Council Member, District 1 Brian Haskins

V. PROCLAMATIONS

None.

VI. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 - Councilman Brian Haskins:

Absent.

District 2 - Councilman Billy Crow Jr.:

Mr. Crow mentioned that there was an issue on Scenic Drive in his district. He understood that the Sheriff's Department had responded to the situation; however, there have been continuing complaints. Mr. Crow is aware of the concerns and is working with the Sheriff's Department to determine what can be done to assist his constituents.

Mr. Crow noted that this was the first Council Meeting since the election and

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congratulated everyone who ran. He acknowledged the amount of time and effort that goes into running for office and said he understands how much work it takes.

Mr. Crow mentioned that he watched a documentary over the weekend and referenced one of his favorite speeches by Theodore Roosevelt, “The Man in the Arena.” He said that anyone who puts their name on the ballot and is willing to put in the hard work deserves recognition. Mr. Crow expressed his sincere appreciation to everyone who was willing to put themselves out there and said, from the bottom of my heart, thank you for putting your name and yourself out there, adding that their efforts do not go unnoticed.

District 3 - Councilwoman Lori Arons:

Mrs. Arons mentioned that this weekend, on August 15, from 8:00 a.m. to 12:00 p.m., the Arnold Farmers Market will host a **Summer Slice Soirée**, sponsored by Menard Farms. The event will feature watermelon samples, a watermelon-weight contest, a children’s scavenger hunt, and bubbles for families to enjoy while they shop and listen to live music.

Mrs. Arons also announced that on August 19, September 16, and October 21, from 4:30 p.m. to 7:00 p.m., the Arnold Farmers Market and Farm Fresh at Sunset will host food trucks at Arnold’s Park. She noted that the event is always a big draw for people from South County and communities throughout the area.

Mrs. Arons also thanked everyone who came out to vote this past week and expressed her appreciation to the families of those who ran for office.

District 4 - Councilman Charles Groeteke:

Mr. Groeteke announced the city of Pevely is hosting a citywide HOA trustee meeting tomorrow night at 6 p.m.

He also mentioned Pevely Days is scheduled for the 20th and 22nd of August.

Shop Kimmswick.

District 5 - Councilman Tim Bennett Jr.:

Mr. Bennett congratulated the other Council members who won their primary races. He said there is still a lot of work to be done and thanked everyone who came out to vote, as well as those who voted for him and gave him the opportunity to move forward to the November election.

District 6 - Councilman Tim Brown:

Mr. Brown thanked everyone who came out to vote and encouraged those who were

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not successful in the election to stay involved and engaged. The County still needs good people willing to serve and help make a difference.

District 7 - Councilman Bob Tullock:

Mr. Tullock said he received a phone call from Andre and Lisa Gallet de St. Aurin regarding Bill No. 26-0720. They wanted to express their gratitude not only to the Council but also to the County staff. Their child passed away approximately 30 days ago, and the Council was able to get the property addressed within that time period. They said this was the fastest they had ever seen government work.

Executive Gannon thanked the Council for their comments. Regarding Mr. Crow's earlier comments, he noted that Theodore Roosevelt was known for boxing in his youth and said that he probably did not fear the arena too much.

VII. PUBLIC COMMENTS

Cedar Oaks Sober Living, High Ridge (in favor)

- Mr. John Burks, 4035 Canebrake Valley Drive, Dittmer.
- Mr. Adam Clayton, 5918 Antire Road, High Ridge.
- Mr. Johnny Matthews, 5918 Antire Road, High Ridge.

Mr. Bradley Evans, 5928 Antire Road, High Ridge, Mr. Evans stated that Peaceful Village has operated like the "Wild West" for many years, alleging that one family has essentially run the entire village. He said one family purchased property, owns the building on the property, served as the building inspector, and then annexed the property into Peaceful Village. Mr. Evans stated that Missouri law requires a public hearing when property is annexed into a village or county and questioned where the documentation and minutes from the public hearing were located. He said there are also numerous questions regarding the building itself, including how the setbacks were determined, noting that the building sits approximately 12 feet from the county road. Mr. Evans said there are many questionable issues surrounding the property and wanted to make the Council aware of his concerns.

He also spoke about Cedar Oaks, stating that he has been sober for 17 years and understands the need for facilities such as Cedar Oaks.

Mr. Evans agreed that facilities like Cedar Oaks are needed but questioned why Peaceful Village was selected for the facility. He questioned whether the location was chosen because it would allow the facility to bypass certain building ordinances that apply within Jefferson County.

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Mr. John Jerome, 5924 Antire Road, High Ridge, Mr. Jerome also spoke regarding Cedar Oaks, stating that the current building had architectural drawings prepared by an engineer who subsequently lost his license for designing the building. Mr. Jerome stated that the residents are asking the County for assistance because they live in Jefferson County and Peaceful Village is located adjacent to them. He said he had been told that the County has no jurisdiction within the Village but asked the County to look into Cedar Oaks Sober Living and, if possible, take action to shut the facility down.

Ms. Danielle Shannon, 5836 Antire Road, Peaceful Village, Ms. Shannon mentioned she had been to Cedar Oaks several times to get their sober-living home built in Jefferson County. She mentioned some of the Council were still here when it was voted down to have it built in Jefferson County. The Village has tried to seek help in any shape of form that they can. Ms. Shannon asked the Council and the County Counselor to show her the paperwork that this was a legal annexation. Ms. Shannon asked where the signed petition is located and how we consider this legal.

Ms. Linda Schroeder, 4600 Byrnesville Road, House Springs,

Ms. Schroeder stated that she was at the meeting to discuss Williams Creek Village and her property located at 2736 Royal Oak Drive. She said her home is one house away from the Village and that she has no desire to be part of Williams Creek Village. Ms. Schroeder stated that when she purchased her home, the paperwork she received identified the property as being in Rose Cliff, Lot 2, and indicated that it was not located within Williams Creek Village. She said she later received a bill for \$850 for one year, compared to the previous annual amount of \$300. She stated that the bill came from Mr. Eoff and his wife. Ms. Schroeder said she contacted Mr. Eoff, who told her to let him know what documents she would like to see and that he would provide them to her. She stated that for the past four years, she has attempted to send Mr. Eoff her requests for documents from the Village. She provided the Council with a packet containing copies of returned envelopes that included her document requests and her dues payments for the past four years. Ms. Schroeder stated that Mr. Eoff is now threatening to place a lien on her home.

VIII. APPROVAL OF THE AGENDA

Council Member Tim Brown made a motion to approve the agenda as a whole, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member,

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District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

IX. APPROVAL OF THE JOURNAL

Approval of the Council Meeting, July 13, 2026, Journal – Regular Meeting.

Council Member Tim Brown made a motion to approve the Journal of the July 13, 2026, meeting, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

X. PUBLIC HEARING

None.

XI. REPORTS FROM COUNTY EXECUTIVE

Executive Gannon stated the preparation for the 2027 Budget. Both he and the Auditor have been in discussions on next year's budget and mutually feel that we need to continue a modest approach and look for minimal growth in all revenue categories. We would advise all Budget Managers to keep their requests at or below this current year's budget. Our budget meetings have started, and we have met with the Juvenile office as well as the Circuit Courts. These two budgets have an earlier completion date, due to them both being mandated by statute, so they may be presented to their court system.

Executive Gannon stated that dates have been scheduled beginning in September and October for meetings with department managers and elected officials to discuss budget matters. He also mentioned that he has met with the Council and is reviewing the budget notes, working to incorporate as many of the Council's recommendations as possible.

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XII. RECONSIDERATION OF BILLS

None.

XIII. CONSIDERATION OF VETOED BILLS

None.

XIV. CONSENT AGENDA

Bill No. 26-08201 - An Ordinance To Authorize Jefferson County To Reimburse The City of Festus, Missouri Under The Tax Revenue Sharing Agreement For The One-Half Of One Percent (1/2 Of 1%) Road Improvement Sales Tax For The Purpose Of Capital Improvements To The Publicly Maintained Roads Of Jefferson County.

Bill No. 26-08202 - An Ordinance Awarding The Bid For The Flucom Road Safety Improvements Project To The Lowest And Best Responsive Bidder As Reflected In The Responses To A Certain Invitation For Bid; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bid For The Flucom Road Safety Improvements, Designated As Project STP-5445 (603), In Council District 6.

Bill No. 26-08203 - An Ordinance Authorizing The Jefferson County, Missouri, Executive To Enter Into And Execute A Rental Agreement Wherein Miguel Hidalgo And Mabel Hidalgo Lease The Facility Located At 3627 Baptist Park Road, Festus, Missouri As Specified In The Lease Agreement Attached Hereto Located In Council District 4.

Bill No. 26-08204 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2025 On-Call Painting Services, Department Of Public Works.

Bill No. 26-08205 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2025 On-Call Generator Services, Department Of Public Works.

Bill No. 26-08206 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Guardrail Supplies, & Installation 2024, Department Of Public Works.

Bill No. 26-08207 - A Ordinance To Utilize The Sourcewell Contract 092722-AXN Conducted Energy Weapons And The Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Purchase

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For The Department of The Sheriff.

Bill No. 26-08208 - An Ordinance Authorizing Jefferson County, Missouri, To Lease Real Property Located At Parcel Number 06-6.0-14.0-1-001-016, In Council District 7, And To Authorize The County Executive To Execute The Lease On Behalf Of The County.

Council Member Tim Brown made a motion to approve the Consent Agenda in its entirety and as a whole, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

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

XVI. **CONSIDERATION OF RESOLUTIONS**

Resolution No. R26-0850 - A Resolution And Order Of The Jefferson County, Missouri, Council To Consent To The Nomination And Reappointment Of Mary Dunnegan To The Jefferson County Mental Health Fund And Terms Thereof.

Council Member Tim Brown made a motion to read Resolution No. R26-0850 on its first and only reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Resolution.

Council Member Tim Brown made a motion to adopt Resolution No. R26-0850 on its first and final reading, seconded by Council Member Charles Groeteke.

Council Member Tullock stated he fully supports Ms. Dunnegan and hopes the other Council Members will too.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

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Motion Passed.

Resolution No. R26-0851 - A Resolution And Order Of The Jefferson County, Missouri, Council To Approve The Nomination And Reappointment Of Chris Schell, To The Saint Louis/Jefferson Solid Waste Management District And Terms Thereof.

Council Member Tim Brown made a motion to read Resolution No. R26-0851 on its first and only reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Resolution.

Council Member Tim Brown made a motion to adopt Resolution No. R26-0851 on its first and final reading, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Resolution No. R26-0852 - 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.

Council Member Tim Brown made a motion to read Resolution No. R26-0852 on its first and only reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Resolution.

Council Member Tim Brown made a motion to adopt Resolution No. R26-0852 on its first and final reading, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

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Abstain: None

Motion Passed.

Resolution No. R26-0853 - 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.

Council Member Tim Brown made a motion to read Resolution No. R26-0853 on its first and only reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Resolution.

Council Member Tim Brown made a motion to adopt Resolution No. R26-0853 on its first and final reading, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XVII. INTRODUCTION OF BILLS

Bill No. 26-08209 - An Ordinance Approving Application PB26-0022, To Rezone Parcel Number 24-6.0-24.0-0-000-008 From Rural/Agricultural (RA5) Zone District To Large Lot Residential (LR2) Zone District Located In Council District 6.

Council Member Tim Brown made a motion to introduce Bill No. 26-08209 by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Bill by Title.

Council Member Tim Brown made a motion to approve Bill No. 26-08209 and move to Perfection, seconded by Council Member Charles Groeteke.

Mr. Brown stated that he reviewed the case and the hearing materials. He said that,

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while his personal preference would be to maintain larger lots of five acres or more, he did not see anything within the County's Planning and Zoning regulations that would legally allow him to deny the request. Therefore, he said he would support the zoning request.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XVIII. PERFECTION OF BILLS

Bill No. 26-07199 - An Ordinance Authorizing The County Executive, With The Recommendation Of The Director Of Public Works, To Take Action Regarding Any And All Necessary Agreements, Plans, And Construction Related To Or Needed For The Improvement To Existing County-Maintained Roadways And Infrastructure That Provide Access And Support To The Big Hollow Energy Center Development Undertaken By Ameren.

Council Member Tim Brown made a motion to place Bill No. 26-07199 on its second reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Bill by Title.

Council Member Tim Brown made a motion to approve Bill No. 26-07199 and move to Final Passage, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 26-07200 - An Ordinance Accepting, In Trust, A Conveyance Of Property, Located In Council District 7, From André Gallet De Saint Aurin And Lisa Gallet

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De Saint Aurin, Husband And Wife, For A Family Burying Ground, Upon Property Owned By Mr. And Mrs. Gallet De Saint Aurin, Pursuant To Section 214.090, RSMo.

Council Member Bob Tullock made a motion to place Bill No. 26-07200 on its second reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Bill by Title.

Council Member, Bob Tullock made a motion to approve Bill No. 26-07200 and move to Final Passage, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XIX. FINAL PASSAGE OF BILLS

Bill No. 26-07199 - An Ordinance Authorizing The County Executive, With The Recommendation Of The Director Of Public Works, To Take Action Regarding Any And All Necessary Agreements, Plans, And Construction Related To Or Needed For The Improvement To Existing County-Maintained Roadways And Infrastructure That Provide Access And Support To The Big Hollow Energy Center Development Undertaken By Ameren.

Council Member Tim Brown made a motion to place Bill No. 26-07199 on its third reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Bill by Title.

Council Member Tim Brown made a motion to approve Bill No. 26-07199 to approve and finally pass, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

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Abstain: None

Motion Passed.

Bill No. 26-07200 - An Ordinance Accepting, In Trust, A Conveyance Of Property, Located In Council District 7, From André Gallet De Saint Aurin And Lisa Gallet De Saint Aurin, Husband And Wife, For A Family Burying Ground, Upon Property Owned By Mr. And Mrs. Gallet De Saint Aurin, Pursuant To Section 214.090, RSMo.

Council Member Bob Tullock made a motion to place Bill No. 26-07200 on its third reading by title, seconded by Council Member Charles Groeteke; Council Member Charles Groeteke read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 26-07200 to approve and finally pass, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

There were no motions were made by the Council.

XXI. OTHER MATTERS

Motion To Acknowledge Receipt Of The Jefferson County Treasurer's Monthly Settlement And Financial Report For June, 2026 And To Place On File In The County Clerk's Office. (*Department of the Treasurer*)

Council Member Tim Brown made a motion to receipt of the Jefferson County Treasurer's Monthly Settlement and financial report for June 2026 and to place on file in the County Clerk's office, seconded by Council Member Charles Groeteke.

Council Member Tim Brown made a motion to Acknowledge Receipt of the Jefferson County Treasurer's Monthly Settlement and financial report for June,

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2026 and to place on file in the County Clerk's office, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Absent:

Motion Passed

XXII. CLOSED SESSION

Closed Session Pursuant To Section 610.021 Subdivision (1) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Legal Actions, Causes Of Action, Or Litigation Involving The County And Any Confidential Or Privileged Communications Between The County And Its Representatives And Attorneys.

Council Member Tim Brown made a motion to Enter Closed Session Pursuant to Section 610.021 Subdivision (1) of the Revised Statutes of the State of Missouri for the Purpose of discussing legal actions, causes of action, or litigation involving the County and any confidential or privileged communications between the County and its representatives and attorneys, seconded by Council Member Charles Groeteke.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

The meeting entered Closed Session in the Assembly Room at 7:33 p.m. and reconvened at 8:41 p.m.

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XXIII. ADJOURNMENT

Council Member Tim Bennett made a motion to adjourn, seconded by Council Member Bob Tullock.

Yes: Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Tim Bennett, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Absent:

Motion Passed and the meeting adjourned at 8:43 p.m.