



COUNTY COUNCIL NOTICE OF A REGULAR MEETING

Notice is hereby given that the Jefferson County, Missouri, Council will conduct a Regular Meeting on Monday, April 8, 2024, 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. PROCLAMATION
- VI. REPORTS AND COMMENTS FROM COUNCIL MEMBERS
- VII. PUBLIC COMMENTS
- VIII. APPROVAL OF THE AGENDA
- IX. APPROVAL OF THE JOURNAL
 - A. Approval of the March 25, 2024, Journal – Regular Meeting
 - B. Approval of the April 1, 2024, Journal – Work Session
- X. PUBLIC HEARING
- XI. REPORTS FROM COUNTY EXECUTIVE
- XII. RECONSIDERATION OF BILLS
- XIII. CONSIDERATION OF VETOED BILLS
- XIV. CONSENT AGENDA

Bill No. 24-0401 - An Ordinance Awarding The Bid For The Commerce Drive Bridge Replacement 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 Project Designated As Commerce Drive Bridge Replacement, Designated As Project BRO-B050 (024) In Council District 3. (*Department of Public Works*)

(Consent Agenda, Continued)

Bill No. 24-0402 - 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 Sheriff Uniforms 2024; 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. 24-0403 - An Ordinance To Authorize The County Executive To Execute Change Order No. 2 For The Electronic Monitoring Services Contract CT196600001 For The 23rd Judicial Circuit Court- Family Court, The Juvenile Office. *(Juvenile Division of the 23rd Circuit Court)*

Bill No. 24-0404 - An Ordinance To Authorize The County Executive To Execute Change Order No. 2 For The 2023 On-Call HVAC Services Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 24-0405 - An Ordinance To Authorize The County Executive To Execute Change Order No. 3 For The Jail Security Controls Contract For The Jefferson County, Missouri. *(Department of Public Works)*

Bill No. 24-0406 - An Ordinance Authorizing The Jefferson County, Missouri, County Counselor By And Through The County Executive To Enter Into A Contract With William Hellmich Of The Law Firm Of Hellmich, Hill & Retter, LLC, And Its Attorneys For The Purpose Of Representing Jefferson County, Missouri, In A Pending Lawsuit. *(Department of County Counselor)*

Bill No. 24-0407 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Liquid Bituminous Materials 2023, Department Of Public Works. *(Department of Public Works)*

Bill No. 24-0408 - An Ordinance Renewing The Bid Awards For Certain Products And Services For On-Call Construction Management Services, Department Of Public Works. *(Department of Public Works)*

Bill No. 24-0409 - An Ordinance Approving A Memorandum Of Understanding Between Jefferson County, Missouri, And The Jefferson County Amateur Radio Club, Inc., Authorizing The Club To Use Property Owned By Jefferson County, Missouri, On Tower Road, Hillsboro, Missouri, For Radio Communication Purposes And Authorizing The County Executive To Execute The Memorandum On Behalf Of The County. *(Department of County Counselor)*

XV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XVI. CONSIDERATION OF RESOLUTIONS

Resolution No. R24-0401 - A Resolution And Order Of The Jefferson County, Missouri, County Council Declaring Certain Property As Surplus And/or Scrap And Providing The Authorization For The Disposal Of Said Property By The County Executive, And/or Purchasing Agent Of The Jefferson County, Missouri, At The Best And Most Advantageous Terms To The County. *(Department of Administration)*



XVII. INTRODUCTION OF BILLS

Bill No. 24-0410 - An Ordinance Approving Application CU24007 For The Issuance Of A Conditional Use Permit For A 150-Foot Telecommunication Tower In The Large Lot Residential (LR2) Zone District Located In Council District 2. *(Department of County Services and Code Enforcement)*

Bill No. 24-0411 - An Ordinance Approving Application PC24006 To Rezone A Portion Of Two Parcels From Non-Planned Community Commercial (CC2) Zone District And Single-Family Residential (R10) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Above And Below Located In Council District 3. *(Department of County Services and Code Enforcement)*

Bill No. 24-0412 - An Ordinance Approving Application PC24008 To Rezone Two Parcels From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For A1 Locker Rental Self-Storage Located In Council District 2. *(Department of County Services and Code Enforcement)*

Bill No. 24-0413 - An Ordinance Declaring The Public Necessity Of Certain Safety Improvements Projects; And Authorizing The Exercise Of Eminent Domain For The Acquisition Of Real Property, In County Council Districts 3 & 7, For Right Of Way, Temporary Construction Easements, And Various Other Easements; And To Authorize The County Counselor To Commence Condemnation Proceedings Pursuant To Article III, Section 3.4.2.8 Of The Home Rule Charter Of Jefferson County, Missouri, To Acquire The Needed Real Property On Behalf Of The County. *(Department of County Counselor)*

XVIII. PERFECTION OF BILLS

XIX. FINAL PASSAGE OF BILLS

XX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

XXI. OTHER MATTERS

XXII. CLOSED SESSION

XXIII. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting 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) _____

9 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to
10 a certain Invitation for Bid issued by the County, received bids for the following project:

11	<u>Bid Project Name</u>
12	Commerce Drive Bridge Replacement
13	<u>Number of Bids Received</u>
14	5
15	<u>Date of Bid Opening</u>
16	3-12-2024

WHEREAS, after reviewing the bids set forth above, the County has determined that a certain bid represents the lowest and best responsive bid for the respective project and meets the bid proposal specifications issued by the County; and

WHEREAS, the Jefferson County, Missouri, Council finds it is in the best interest of the County to award the bid to Gershenson Construction Co., Inc. upon approval by the County Council and the County Executive, for an amount not to exceed **\$989,410.60** subject to budgetary limitations. A copy of said agreement is attached hereto as Exhibit A.

BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,

AS FOLLOWS:

Section 1. The County awards the following bid which is incorporated by this reference as if fully set out herein, to the lowest and best responsive bidder for the project as follows:

BID NAME

Commerce Drive Bridge Replacement

TERM

Upon approval by the County Council and County Executive until completed

AMOUNT

Up to \$989,410.60 subject to budgetary limitations

AWARDED BIDDER

Gershenson Construction Co., Inc.

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

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

10 Section 4. This Ordinance shall be in full force and effect from and after its date
11 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall
12 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, Gene Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis Gannon, County Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading Date: 04-08-2024

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 Leon Uniform Company for a term from
5 5-1-24 to 4-30-25 upon approval for **up to \$200,000.00 per term, for total amount not**
6 **to exceed \$200,000.00 for the term**, subject to budgetary limitations.

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

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

12 BID NAME

13 Sheriff Uniforms 2024

14 TERM

15 5-1-24 to 4-30-25

16 AMOUNT

17 **Up to \$200,000.00 per term,**

18 **for total amount not to exceed \$200,000.00 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 Leon Uniform Company

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

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

11 Section 4. This Ordinance shall be in full force and effect from and after its
12 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
13 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, Gene F. Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 04-08-2024

BILL NO.: 24-0403

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE CHANGE ORDER NO. 2 FOR THE ELECTRONIC MONITORING**
3 **SERVICES CONTRACT CT196600001 FOR THE 23RD JUDICIAL CIRCUIT**
4 **COURT- FAMILY COURT, THE JUVENILE OFFICE.**

5 **WHEREAS**, Pursuant to Ordinance 21-0442, Jefferson County, Missouri, and the
6 Juvenile Office entered into a Contract, known as the Electronic Monitoring Services
7 Contract CT196600001, with BI Incorporated; and

8 **WHEREAS**, Ordinance 23-0229 approved Change Order No. 1 to add \$12,000.00 to
9 the Electronic Monitoring Services Contract to cover the increased cost; and

10 **WHEREAS**, the Juvenile Office of Jefferson County, Missouri believes that it is
11 now necessary to adjust the estimated amount of the Electronic Monitoring Services
12 Contract; and

13 **WHEREAS**, the needed adjustment is to cover the cost for the remaining three
14 months of the contract; and

15 **WHEREAS**, there have been more juveniles placed on GPS monitoring systems than
16 in the past; and

17 **WHEREAS**, the Juvenile Office for Jefferson County hereby requests an increase of
18 an additional Twelve Thousand Dollars (**\$12,000.00**) to the Electronic Monitoring Services
19 Contract CT1916600001 with BI Incorporated to cover the increased cost; 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. 2 to the Electronic
3 Monitoring Services CT 196600001 Contract with BI Incorporated, for an increase of
4 Twelve Thousand Dollars (**\$12,000.00**) to the contract sum, subject to budgetary limitations;
5 for a revised total of Thirty-Five Thousand Dollars (**\$35,000.00**) for the Electronic
6 Monitoring Services Contract Services CT19660001 upon approval.

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

7 Section 1. The Contract with BI Incorporated for the Electronic Monitoring
8 Services Contract CT19660001 shall be increased by Twelve Thousand Dollars (**\$12,000.00**)
9 for a revised total cost of Thirty-Five Thousand Dollars (**\$35,000.00**), subject to budgetary
10 limitations.

11 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County
12 Executive to execute Change Order No. 2 to the Electronic Monitoring Services Contract
13 CT196600001 with BI Incorporated, and any agreements or contracts necessary to effectuate
14 the award of the bids and proposals set forth in this Ordinance. The County Executive is
15 further authorized to take any and all actions necessary to carry out the intent of this
16 Ordinance.

17 Section 3. Copies of all Invitations for Bid, response thereto, any contract
18 agreements and change orders shall be maintained by the Department of the County Clerk
19 consistent with the rules and procedures for the maintenance and retention of records as
20 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.

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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, Gene F. Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 04-08-2024

BILL NO.: 24-0404

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE CHANGE ORDER NO. 2 FOR THE 2023 ON-CALL HVAC SERVICES**
3 **CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF**
4 **PUBLIC WORKS.**

5 **WHEREAS**, Pursuant to Ordinance 23-0250 Jefferson County, Missouri and the
6 Department of Public Works, Division of Facility Services entered into a Contract, known as
7 the 2023 On-Call HVAC Contract, with Automatic Controls Equipment Systems, Inc., and
8 Sheet Metal Contractors, Inc., for \$100,000.00 per term; and,

9 **WHEREAS**, Ordinance 24-0157 for Change Order No. 1 was approved to add
10 \$75,000.00 to the contract; and

11 **WHEREAS**, the Department of Public Works, Division of Facility Services of
12 Jefferson County, Missouri finds that it is now necessary to adjust the estimated amount of
13 the 2023 On-Call HVAC Contract; and

14 **WHEREAS**, the need for the adjustment is due to an emergency repair at the jail;
15 and

16 **WHEREAS**, the walk-in freezer in the jail that stores food for the inmates needs
17 major repairs; and

18 **WHEREAS**, Jefferson County, Missouri and the Department of Public Works,
19 Division of Facility Services for Jefferson County, hereby request an increase of an

1 additional Twenty-Five Thousand Dollars (**\$25,000.00**) to the 2023 On-Call HVAC Contract
2 with Automatic Controls Equipment Systems, Inc., and Sheet Metal Contractors, Inc. and,

3 **WHEREAS** Jefferson County, Missouri, Council finds that it is now necessary and
4 in the best interest of the County to execute Change Order No. 2 to the 2023 On-Call HVAC
5 Services Contract with Automatic Controls Equipment Systems, Inc., and Sheet Metal
6 Contractors, Inc., for an increase of Twenty-Five Thousand Dollars (**\$25,000.00**) to the
7 contract sum, subject to budgetary limitations; for a revised total of Two Hundred Thousand
8 Dollars (**\$200,000.00**) for the 2023 On-Call HVAC Services Contract upon approval.

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

9 Section 1. The Contract with Automatic Controls Equipment Systems, Inc., and
10 Sheet Metal Contractors, Inc., for the 2023 On-Call HVAC Services Contract shall be
11 increased by Twenty-Five Thousand Dollars (**\$25,000.00**) for a revised total cost of Two
12 Hundred Thousand Dollars (**\$200,000.00**), subject to budgetary limitations.

13 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County
14 Executive to execute Change Order No. 2 to the 2023 On-Call HVAC Services Contract with
15 Automatic Controls Equipment Systems, Inc., and Sheet Metal Contractors, Inc., and any
16 agreements or contracts necessary to effectuate the award of the bids and proposals set forth
17 in this Ordinance. The County Executive is further authorized to take any and all actions
18 necessary to carry out the intent of this Ordinance.

19 Section 3. Copies of all Invitations for Bid, response thereto, any contract
20 agreements and change orders shall be maintained by the Department of the County Clerk

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

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

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.**

**THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON
COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE
JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.**

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 04-08-2024

BILL NO.: 24-0405

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE CHANGE ORDER NO. 3 FOR THE JAIL SECURITY CONTROLS**
3 **CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI.**

4 **WHEREAS**, Pursuant to Ordinance 19-0353 Jefferson County, Missouri entered into
5 a Contract, known as the Jail Security Controls 2019 Contract, with Electronic Contracting
6 Company; and

7 **WHEREAS**, Pursuant to Ordinance 20-0149 Change Order No. 1 was approved to
8 extend the one-year maintenance agreement to a five-year maintenance agreement; and

9 **WHEREAS**, Ordinance 24-0160 Change Order No. 2 was approved to cover the cost
10 of repairs; and

11 **WHEREAS**, the Department of Public Works of Jefferson County, Missouri finds
12 that it is now necessary to adjust the estimated amount of the Jail Security Controls 2019;
13 and

14 **WHEREAS**, the need for the adjustment is to cover the cost for several repairs that
15 have been necessary over the years that were over basic maintenance and annual fees; and

16 **WHEREAS**, Jefferson County, Missouri and the Department of Public Works for
17 Jefferson County, hereby request an increase of an additional Ten Thousand Dollars
18 **(\$10,000.00)** to the Jail Security Controls 2019 Contract with Electronic Contracting
19 Company to cover the cost to complete the remainder of the security system contract; 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. 3 to the Jail Security Controls
3 2019 Contract with Electronic Contracting Company, for an increase of Ten Thousand
4 Dollars (**\$10,000.00**) to the contract sum, subject to budgetary limitations; for a revised total
5 of Two Hundred Seventeen Thousand, One Hundred and Nine Dollars, (**\$217,109.00**) for
6 the Jail Security Controls 2019 Contract upon approval by the County Council and County
7 Executive.

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

8 Section 1. The Contract with Electronic Contracting Company for the Jail
9 Security Controls 2019 Contract shall be increased by Ten Thousand Dollars (**\$10,000.00**)
10 for a revised total cost of Two Hundred Seventeen Thousand, One Hundred and Nine
11 Dollars, (**\$217,109.00**), subject to budgetary limitations.

12 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County
13 Executive to execute Change Order No. 3 to the Jail Security Controls 2019 Contract with
14 Electronic Contracting Company, and any agreements or contracts necessary to effectuate
15 the award of the bids and proposals set forth in this Ordinance. The County Executive is
16 further authorized to take any and all actions necessary to carry out the intent of this
17 Ordinance.

18 Section 3. Copies of all Invitations for Bid, response thereto, any contract
19 agreements and change orders shall be maintained by the Department of the County Clerk

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

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

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.**

**THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON
COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE
JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.**

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 04-08-2024

BILL NO.: 24-0406

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE AUTHORIZING THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNTY COUNSELOR BY AND THROUGH THE COUNTY**
3 **EXECUTIVE TO ENTER INTO A CONTRACT WITH WILLIAM HELLMICH**
4 **OF THE LAW FIRM OF HELLMICH, HILL & RETTER, LLC, AND ITS**
5 **ATTORNEYS FOR THE PURPOSE OF REPRESENTING JEFFERSON**
6 **COUNTY, MISSOURI, IN A PENDING LAWSUIT.**

7 **WHEREAS,** there is currently pending in the 23rd Judicial Circuit Court, in
8 Hillsboro, Missouri a lawsuit that, for ease of reference, is styled: “*Kathy Dmytryszyn v.*
9 *Jefferson County, Missouri,* and which has a Cause Number of 23JE-CC01249 (the
10 “Lawsuit”); and,

11 **WHEREAS,** the Petition in the Lawsuit purported to sound in inverse
12 condemnation and alleged that Jefferson County, Missouri, diverted water onto Plaintiff’s
13 property resulting in inverse condemnation of said property; and,

14 **WHEREAS,** the Petition also made allegations of negligence on the County’s
15 part; and,

16 **WHEREAS,** following the filing of a Motion to Dismiss, Plaintiff sought leave to
17 file a First Amended Petition; and,

1 **WHEREAS**, said First Amended Petition eliminates the allegations of
2 negligence; and,

3 **WHEREAS**, the County has been represented in said matter by William
4 Hellmich of the Law Firm of Hellmich, Hill & Retter, LLC, 1049 North Clay Avenue,
5 Kirkwood, Missouri 63122, (the “Hellmich Law Firm”) pursuant to the County’s
6 MOPERM coverage; and

7 **WHEREAS**, however, in light of the amended pleadings, MOPERM will no
8 longer provide coverage due to exclusions in its policy; and,

9 **WHEREAS**, pursuant to Section 56.640 RSMo., the County Counselor, “shall
10 represent the county generally in all matters of civil law [;]” and,

11 **WHEREAS**, the Jefferson County, Missouri, County Counselor believes it is in
12 the best interest of the County to keep the Hellmich Law Firm on as Defense Counsel in
13 the Lawsuit; and,

14 **WHEREAS**, pursuant to Section 56.660, RSMo., the County Counselor has the
15 authority to “with the approval of the county commission or the governing body of such
16 county, employ special county counselors to represent such county in prosecuting or
17 defending any suit by or against such county [;]” and,

18 **WHEREAS**, pursuant to Section 130.060.E.2., of the Jefferson County Code,
19 there is no requirement for an attorney engaged by the County Counselor’s Office as a
20 special county counselor, to be selected as a result of a competitive bidding process; and,

21 **WHEREAS**, due to the fact that William Hellmich, of the Hellmich Law Firm, is
22 familiar with the Lawsuit and has represented in the County in numerous other legal

1 matters both as a special county counselor and as insurance defense counsel and is
2 familiar with the County, its personnel (with whom Mr. Hellmich has a good working
3 relationship) and its needs, the County Council has determined that it is in the best
4 interest of the County to hire the Hellmich Law Firm to continue defending the County in
5 the Lawsuit; and,

6 **WHEREAS,** William Hellmich and the Hellmich Law Firm, and its attorneys,
7 shall be paid pursuant to the terms and conditions set forth in the Agreement that is
8 attached hereto as Exhibit A and made a part of this Ordinance as though fully set forth
9 herein.

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

12 Section 1: The County Counselor for Jefferson County, Missouri, by and
13 through the County Executive, is authorized to enter into an Agreement pursuant to
14 Sections 56.640 through 56.660 of the Revised Statutes of Missouri and the authority of
15 the Home Rule Charter and Ordinances of Jefferson County, Missouri, with the Hellmich
16 Law Firm and its attorneys, in order for said attorneys to represent the County in the
17 Lawsuit. A copy of the Agreement is attached hereto as Exhibit “A” and incorporated by
18 reference as though fully set forth herein.

19 Section 2: The County Executive, on behalf of the County and the County
20 Counselor, is hereby authorized to execute any and all documents and take any and all
21 actions necessary to carry out the intent of this Ordinance.

1 Section 3: This Ordinance shall be in full force and effect immediately upon
2 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
3 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, Gene F. Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY
OF _____, 2024.

Dennis J. Gannon, County Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading Date: 04-08-2024

1 by reference and attached as Exhibit A. The County Executive is further authorized to take
2 any and all actions necessary to carry out the intent of this Ordinance.

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**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, Gene F. Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 04-08-2024

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

4 **WHEREAS**, Pursuant to Ordinance 22-0286 Jefferson County, Missouri entered
5 into a Contract, known as the On-Call Construction Management Services Contract, with
6 KAI and M3 Engineering Group; and

11	<u>BID NAME</u>
12	On-Call Construction Management Services

14 KAI

16 22-0286

17 **WHEREAS**, the Department of Public Works of Jefferson County, Missouri,
18 requested renewal from the awarded bidder, KAI to renew the contract for the On-Call
19 Construction Management Services with the County; and

1 by reference and attached as Exhibit A. The County Executive is further authorized to take
2 any and all actions necessary to carry out the intent of this Ordinance.

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**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, Gene F. Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 04-08-2024

BILL NO.: 24-0409

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE APPROVING A MEMORANDUM OF**
2 **UNDERSTANDING BETWEEN JEFFERSON COUNTY, MISSOURI, AND THE**
3 **JEFFERSON COUNTY AMATEUR RADIO CLUB, INC., AUTHORIZING THE**
4 **CLUB TO USE PROPERTY OWNED BY JEFFERSON COUNTY, MISSOURI, ON**
5 **TOWER ROAD, HILLSBORO, MISSOURI, FOR RADIO COMMUNICATION**
6 **PURPOSES AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE**
7 **THE MEMORANDUM ON BEHALF OF THE COUNTY.**

8 **WHEREAS,** Jefferson County, Missouri, (“the County”) is the owner of real estate
9 at 7887 a/k/a 7867 Tower Road, Hillsboro, MO 63050, being Assessor Parcel No.07-7.0-
10 35.0-0-000-024.; and,

11 **WHEREAS,** The Jefferson County Amateur Radio Club, Inc. (hereinafter referred
12 to as “JCARC”) has for many years maintained a shed, equipment for radio broadcasting,
13 radio and repeater and an antenna on the property; and,

14 **WHEREAS,** additionally, the JCARC has provided aid to the County with
15 emergency communication, tornado drills, real time weather information, other
16 communications, and emergency training for the good of the County; and,

17 **WHEREAS,** JCARC desires to add a second repeater and antenna at the location
18 referenced above; and,

1 **WHEREAS**, the County and the JCARAC agree that a written Memorandum of
2 Understanding as to the rights and responsibilities of each party is necessary; and,

3 **WHEREAS**, to that end, a proposed Memorandum of Understanding between the
4 parties is attached hereto as Exhibit A, and incorporated herein via reference as if fully set
5 forth; and,

6 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
7 of the County to approve the Memorandum of Understanding.

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

10 Section 1. The Jefferson County, Missouri, County Council approves the
11 Memorandum of Understanding set forth in Exhibit A.

12 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
13 County Executive to execute the Memorandum of Understanding attached hereto as
14 Exhibit A and incorporated herein by reference. The County Executive is further
15 authorized to take any and all actions necessary to carry out the intent of this Ordinance.

16 Section 3. 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 4. This Ordinance shall be in full force and effect from and after its
21 date of approval.

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading: 04-08-2024

RESOLUTION NO.: R24-0401

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNTY COUNCIL DECLARING CERTAIN PROPERTY AS**
3 **SURPLUS AND/OR SCRAP AND PROVIDING THE AUTHORIZATION FOR**
4 **THE DISPOSAL OF SAID PROPERTY BY THE COUNTY EXECUTIVE,**
5 **AND/OR PURCHASING AGENT OF THE JEFFERSON COUNTY, MISSOURI,**
6 **AT THE BEST AND MOST ADVANTAGEOUS TERMS TO THE COUNTY.**

7 **WHEREAS,** Section 3.4.2.10 of the Home Rule Charter of Jefferson County,
8 Missouri provides for the County Council to authorize County Officers to dispose of
9 personal property upon terms advantageous to the County; and

10 **WHEREAS,** Jefferson County, Missouri, (hereafter, the “County”) is the owner
11 of vehicles, furniture, fixtures, and equipment (hereafter, “property”) that is no longer
12 needed for use and is surplus; and,

13 **WHEREAS,** Jefferson County, Missouri, Council desires to authorize County
14 Officials to dispose of the surplus property set forth herein through public sale venue and
15 at terms and conditions most favorable to the County which includes:

16 THIRTY-FOUR (34) OFFICE CHAIRS – (NO IDENTIFYING NUMBER)

17 ONE (1) IPAD MINI – (COUNTY TAG 1470)

18 ONE (1) SHARP COPIER – (SN: 45003538, COUNTY TAG 968)

19 ONE (1) DESK WITH FILE CABINET – (COUNTY TAG 375)

1 TWO HUNDRED FORTY-FOUR (244) (COVID SHIELDS – NO
2 IDENTIFYING NUMBER)

3 NINE (9) OFFICE CHAIRS – (MODEL NO: LLR60601)

4 NINETY-NINE (99) HARD HATS – (NO IDENTIFYING NUMBER)

5 THREE (3) DELL LATITUDE E5570 I5-6300U (SN: 83CKQF2, 6HMY0G2,
6 HJGXTC2)

7 TWO (2) DELL LATITUDE 3500 LAPTOPS (SN: CX8QFT2, 85BQFT2)

8 ONE (1) DELL LATITUDE E5550 I5-5300U (SN: 4FHGH72)

9 ONE DELL EPS 15 NOTEBOOK 9570 I7 8750H (SN: 41SZLQ2)

10 TWO (2) ACER AL2223W MONITORS (COUNTY TAG: IT801220, IT801236)

11 ONE (1) ASUS VW193DR MONITOR (IT801962)

12 TWO (2) PRINCETON LCD 1908 MONITORS (COUNTY TAG: IT801688,
13 IT801689)

14 ONE (1) DELL 1908WFPF MONITOR (COUNTY TAG: IT802513)

15 TWO (2) DELL OPTIPLEX 7050 I5-7500T PC – (SN: DS6HGL2, 9C569M2)

16 FOUR (4) DELL OPTIPLEX 3050 I5-7500 PC'S (SN: 1KLX7N2, 1GT47P2,
17 1L9Y7N2, 1NJ77P2)

18 FOUR (4) DELL OPTIPLEX 7020 I5-4590 PC'S (SN: C93RQ22, BZBYQ22,
19 BZBX22, DLG0Z72)

20 ONE (1) HP DESKJET 6540 PRINTER (SN: MY4C34R306)

21 ONE (1) DELL OPTIPLEX GX755 PC (SN 13XFFG1)

22 ONE (1) DELL OPTIPLEX 3060 PC (SN: BBH2PX2)

1 **WHEREAS**, Jefferson County, Missouri, Council agrees that items that are
2 deemed surplus, shall be disposed upon terms most advantageous to the County and
3 authorize the County Officials to dispose of personal property upon approval by the
4 County Council and County Executive.

5 **THE JEFFERSON COUNTY MISSOURI COUNCIL RESOLVES:**

6 Section 1: The Property described and fully setout below is hereby declared
7 Surplus Property of Jefferson County, Missouri, and no longer of use to the County:

8 THIRTY-FOUR (34) OFFICE CHAIRS – (NO IDENTIFYING NUMBER)

9 ONE (1) IPAD MINI – (COUNTY TAG 1470)

10 ONE (1) SHARP COPIER – (SN: 45003538, COUNTY TAG 968)

11 ONE (1) DESK WITH FILE CABINET – (COUNTY TAG 375)

12 TWO HUNDRED FORTY-FOUR (244) (COVID SHIELDS – NO
13 IDENTIFYING NUMBER)

14 NINE (9) OFFICE CHAIRS – (MODEL NO: LLR60601)

15 NINETY-NINE (99) HARD HATS – (NO IDENTIFYING NUMBER)

16 THREE (3) DELL LATITUDE E5570 I5-6300U (SN: 83CKQF2, 6HMY0G2,
17 HJGXTC2)

18 TWO (2) DELL LATITUDE 3500 LAPTOPS (SN: CX8QFT2, 85BQFT2)

19 ONE (1) DELL LATITUDE E5550 I5-5300U (SN: 4FHGH72)

20 ONE DELL EPS 15 NOTEBOOK 9570 I7 8750H (SN: 41SZLQ2)

21 TWO (2) ACER AL2223W MONITORS (COUNTY TAG: IT801220, IT801236)

22 ONE (1) ASUS VW193DR MONITOR (IT801962)

1 TWO (2) PRINCETON LCD 1908 MONITORS (COUNTY TAG: IT801688,
2 IT801689)

3 ONE (1) DELL 1908WFPF MONITOR (COUNTY TAG: IT802513)

4 TWO (2) DELL OPTIPLEX 7050 I5-7500T PC'S – (SN: DS6HGL2, 9C569M2)

5 FOUR (4) DELL OPTIPLEX 3050 I5-7500 PC'S (SN: 1KLX7N2, 1GT47P2,
6 1L9Y7N2, 1NJ77P2)

7 FOUR (4) DELL OPTIPLEX 7020 I5-4590 PC'S (SN: C93RQ22, BZBYQ22,
8 BZBX22, DLG0Z72)

9 ONE (1) HP DESKJET 6540 PRINTER (SN: MY4C34R306)

10 ONE (1) DELL OPTIPLEX GX755 PC (SN 13XFFG1)

11 ONE (1) DELL OPTIPLEX 3060 PC (SN: BBH2PX2)

12 Section 2. The County Council authorizes the County Executive and the
13 County Purchasing Agent to perform all those acts necessary to carry out the intent of
14 this Ordinance, including but not limited to taking any action required to dispose of the
15 property on terms and conditions most advantageous to the Jefferson County, Missouri,
16 including the execution of any and all necessary contract documents or other documents
17 to that effect, and to finally dispose of all property which cannot be sold or otherwise
18 disposed.

19 Section 3. This Resolution shall be in full force and effect from and after its
20 date of approval.

21 Section 4. If any part of this Resolution is found to be invalid for any reason,
22 such 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, Gene F. Barbagallo	_____
Council Member District 3, Lori Arons	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS _____
DAY OF _____ 2024, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, County Council, Executive Assistant

Reading Date: 04-08-2024

BILL NO.: 24-0410

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION CU24007 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR A 150-FOOT**
3 **TELECOMMUNICATION TOWER IN THE LARGE LOT RESIDENTIAL (LR2)**
4 **ZONE DISTRICT LOCATED IN COUNCIL DISTRICT 2.**

5 **WHEREAS**, the Jefferson County Planning and Zoning Commission held a
6 hearing on March 14, 2024 on Application / Petition Number CU24007, for a conditional
7 use permit for a Telecommunications Tower on real estate located in Jefferson County,
8 State of Missouri, to-wit: Parcel Number: 02-6.0-24.0-1-001-001.01 in the Large Lot
9 Residential (LR2) zone district; and

10 **WHEREAS**, the record of the March 14, 2024, hearing and the recommendation
11 of the Planning and Zoning Commission have been filed with the Jefferson County,
12 Missouri, Council; and

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

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

1 b. The record of the hearing before the Planning and Zoning
2 Commission including the following exhibits:

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

5 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
6 Unified Development Order (UDO) adopted April 2, 2008, as
7 amended; and

8 Exhibit C, Staff Report, and case file.

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

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

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

15 c. The requested conditional use permit is in harmony with and is
16 compatible with surrounding and adjacent land uses and properties.

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

19 Section 1. Application Number: CU24007 is approved for the real estate
20 described as Parcel Number: 02-6.0-24.0-1-001-001.01 and a conditional use permit is
21 hereby issued for a 150-foot Telecommunications Tower, subject to the following
22 conditions of approval:

1. The tower must meet the setbacks set forth by the UDO.
2. The tower shall be designed, constructed, and placed in accordance with the application and the submitted development plan unless otherwise specified in these conditions.
3. The communications tower shall not exceed a height of 150 feet.
4. The tower shall be designed and constructed to accommodate no less than three (3) additional antennas.
5. Access to the proposed tower site for construction of the tower and for any necessary ongoing maintenance by the users/providers that locate on the structure, shall be made using the proposed access road. No other access to the site shall be allowed.
6. Clearing shall be limited to the area shown indicated in the development plan submitted.
7. A fence not less than six feet in height and equipped with an appropriate anti-climbing device shall be provided around the tower and equipment.
8. The existing wooded area shall remain in accordance with the site plan.
9. If the existing wooded area is disturbed, evergreen trees shall be planted around the fence and shall be a minimum height of six (6) feet at planting along all sides of the compound area.
10. Prior to the approval of the building permit, a letter from the Federal Aviation Administration indicating that a study has been conducted for the proposed tower and that the proposed tower does not exceed obstruction standards and would not

1 be a hazard to air navigation shall be on file with the Jefferson County Planning
2 Division.

3 11. No lighting shall be permitted except as required by the FAA

4 12. A recorded copy of all proposed access and utility easements shall be submitted to
5 the Planning Division prior to the issuance of a Jefferson County Building Permit.

6 13. Erosion and sediment control shall be in place during construction of the access
7 road and tower. It shall remain in place and maintained until all disturbed land is
8 restored.

9 14. The tower shall comply with all other local, state, and federal requirements.

10 15. Any generators installed at the tower site shall utilize sound attenuation
11 equipment.

12 Section 2. The zoning map of Jefferson County, Missouri shall be amended
13 by changing the area where said real estate is located on the map with the marking
14 “CU24007”.

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**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, Gene Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

By _____

First Reading: 04-08-2024

Second Reading:

Third Reading:

BILL NO.: 24-0411

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC24006 TO REZONE A**
2 **PORTION OF TWO PARCELS FROM NON-PLANNED COMMUNITY**
3 **COMMERCIAL (CC2) ZONE DISTRICT AND SINGLE-FAMILY**
4 **RESIDENTIAL (R10) ZONE DISTRICT TO PLANNED COMMERCIAL (PC)**
5 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR ABOVE AND**
6 **BELOW LOCATED IN COUNCIL DISTRICT 3.**

7 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
8 Jefferson County, Missouri on March 14, 2024 on Application/Petition Number PC24006
9 for the rezoning of 1.62 acres (per the Applicant), from Non-Planned Community
10 Commercial (CC2) zone district and Single-Family Residential (R10) zone district to
11 Planned Commercial (PC) zone district, and a development plan for Above and Below on
12 the following described real estate located in Jefferson County, State of Missouri, to-wit:
13 Parcel Numbers: 09-3.0-08.0-1-001-112 and 09-3.0-08.0-1-001-113; and

14 **WHEREAS**, the record of the March 14, 2024, hearing and the recommendation
15 of the Planning and Zoning Commission have been filed with the Jefferson County,
16 Missouri, Council; and

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

4 a. Jefferson County Planning Division Staff Report to the Planning
5 and Zoning Commission and the case file for this Application.

6 b. The record of the hearing before the Planning and Zoning
7 Commission including the following exhibits:

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

10 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
11 Unified Development Order (UDO) adopted April 2, 2008, as
12 amended.

13 Exhibit C, Staff Report, and case file; and

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

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

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

20 c. The requested change in zoning is consistent with the intent stated
21 for the Planned Commercial (PC) 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 and modified by
6 this Ordinance, is consistent with the UDO in that the development plan is
7 designed, located, and proposed to be operated so that the public health, safety
8 and welfare will be protected.

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

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

17 i. The modifications to Chapter 400, Section 400.2620, and Section
18 400.4750, as depicted on the development plan, and as conditioned by this
19 Ordinance, are in the best interest of the County in that the modifications
20 incorporate sound planning principles and design elements that are compatible
21 with surrounding properties and are consistent throughout the proposed project.

1 j. The modifications to Chapter 400, Section 400.2620 and Section
2 400.4750 as depicted on the development plan, and as conditioned by this
3 Ordinance, are in the best interest of the County in that the modifications further
4 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: PC24006 an application to rezone 1.62 acres
8 from Non-Planned Community Commercial (CC2) zone district and Single-Family
9 Residential (R10) zone district to Planned Commercial (PC) zone district and a
10 development plan for Above and Below on the real estate described as Parcel Numbers:
11 09-3.0-08.0-1-001-112 and 09-3.0-08.0-1-001-113, is hereby approved subject to the
12 following modifications, regulatory requirements, departmental comments, and the
13 following conditions of approval:

14 **Modifications:**

- 15 1. Approval from Section 400.2620 – Driveway Requirements – Corner Clearance –
16 to allow relief from the requirement of 125' offset from other driveways/entrances
17 and allow the ingress/egress point as depicted on the development plan.
- 18 2. Approval with Conditions from Section 400.4750 – Minimum Screen
19 Requirements – to allow relief from high impact screening buffer requirements
20 between the Planned Commercial (PC) zone district and Single-Family
21 Residential (R10) zone district with the following conditions:

1 a. High impact screening shall be installed if the residential portion of the
2 properties is ever to be developed.

3 b. High impact screening shall be installed if any clearing or tree removal
4 occurs in the rear residentially zoned portion of the subject properties
5 (includes the rear of parcels 09-3.0-08.0-1-001-112 and 09-3.0-08.0-1-
6 001-114).

7 **Regulatory Requirements:**

8 Permitted Uses

9 Land uses shall be permitted per the approved Development Plan:

10 Construction contractor (with machinery, equipment, and storage)

11 Floor Area, Height, and other Building Requirements

12 Maximum Area Ratio: 0.55 FAR

13 Maximum Structure Height: 70 feet

14 Site Development

15 Required Yards

16 Front Yard – 20 feet; Side Yard – 15 feet; Rear Yard – 20 feet

17 Design Standards

18 The development shall comply with the Mixed-Use Design Standards in
19 accordance with Article VII of the Jefferson County Unified Development
20 Order.

21 Access

1 Access shall be provided in accordance with the Jefferson County Unified
2 Development Order, except as specifically modified by this Ordinance.

3 Parking

4 Parking and loading shall be provided per the regulation of Article XII of
5 the Jefferson County Unified Development Order.

6 Signs

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

9 Lighting

10 Lighting that by color, placement or design resembles or conflicts with
11 traffic control signs is prohibited. No lighting shall contain flashing lights,
12 intermittent lights, animators, or mechanical movements of any kind.

13 Landscaping

14 Landscaping, buffers, and tree protection shall comply with Article XIV of
15 the Jefferson County Unified Development Order, except as specifically
16 modified by this Ordinance.

17 Stormwater and Erosion and Sediment Control

18 Stormwater management and Erosion and sediment control shall comply
19 with Chapter 505: Erosion and Sediment Control / Stormwater
20 Management Design Manual of the Jefferson County Code of Ordinances.

21 **Departmental Comments:**

22 1. The existing plated lots must be consolidated through a boundary adjustment.

1 2. Pavement:

2 a) An entrance permit is required for access onto a state road from MODOT. No
3 plan approval will be given until a MODOT permit has been issued and submitted
4 to Planning for review.

5 b) Sight Distance:

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

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

11 iii) The engineer shall identify the clearance at the most restrictive point on the
12 profiles.

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

15 c) Driveway entrances (within state ROW):

16 i) Pavement thickness shall provide 6" PCC/4" rock base (or 2" Type C
17 Asphaltic Concrete/5" Type X Asphaltic Concrete/4" rock base).

18 ii) The entrance width shall be provided from the street into the site for a throat
19 length of 60' in non-residential and multi-family developments with 400vpd
20 or more.

21 iii) Pavement width for entrance at ROW (including curbs) for two-way traffic
22 shall provide 36'–54' (Medium Volume/Non-Residential driveways).

1 3. Parking areas:

2 a) Contractor storage yards must provide an 8" rock base minimum.

3 i) Drive aisles shall be 24' wide for all 90-degree parking (one-way and two-
4 way).

5 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).

6 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degrees (if both
7 sides).

8 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one
9 side).

10 b) No parking space shall be located within the entrance throat.

11 c) Lighting shall conform to UDO Section 400.2460.

12 d) A streetlight is required at the intersection with the State Highway.

13 4. Detention:

14 a) Stormwater detention is *required* for this development. It does not meet any of the
15 allowed exceptions in Division 4, Section 400.5560, D-4. Stormwater shall be
16 detained and released at a rate not to exceed the release rate from the site under
17 the existing (pre-developed) conditions for the 2 and 100-year storm
18 events. Detention/retention basins must also contain an overflow structure capable
19 of passing a 100-year, 20-minute design storm.

20 b) Channel protection is required to treat the high-frequency, low-severity storm
21 runoff events within the detention basins by metering it out slowly over 24-48
22 hours.

1 c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
2 hydraulic calculations and drainage area map for each system.

3 d) Roadside ditches/swales may be used only if all lots are over 2 acres in size.

4 5. Walls:

5 a) Any wall over 6' requires a permit from the Building Division.

6 b) Provide details for walls which are under 6' in height.

7 **Conditions of Approval:**

8 1. The existing fence along the frontage of US Hwy 61-67 shall be removed
9 from MoDOT right-of-way.

10 2. A six-foot tall (6ft), sight-proof fence constructed of 100% opaque vinyl shall
11 be erected along the entire frontage of the property in order to screen the
12 outdoor storage from the highway. In addition, a sight-proof fence of the same
13 height and material shall be installed along the northern property line and shall
14 extend back to the point where the newly proposed Planned Commercial
15 zoning designation ends.

16 3. A Site Development Plan shall be submitted to the Jefferson County Planning
17 Division in accordance with the Unified Development Order (UDO) of
18 Jefferson County.

19 4. A copy of the approved Development Plan incorporating any conditions and
20 approved modifications shall be attached to each set of Site Development
21 plans submitted.

1 5. All improvements required in the Development Plan and Site Development
2 Plan must be installed or an escrow accepted for all incomplete items prior to
3 occupancy of the site.

4 6. If more than one (1) acre of land is being disturbed, the proposed development
5 will require a Jefferson County Land Disturbance Permit.

6 7. No solid waste may be stored on the property.

7 Section 2. The zoning map of Jefferson County, Missouri shall be
8 amended by changing the area where said real estate is located on the map with the
9 marking "PC24006."

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**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, Gene Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

By _____

First Reading: 04-08-2024

Second Reading:

Third Reading:

BILL NO.: 24-0412

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC24008 TO REZONE**
2 **TWO PARCELS FROM NON-PLANNED COMMUNITY COMMERCIAL (CC2)**
3 **ZONE DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND**
4 **THE DEVELOPMENT PLAN FOR A1 LOCKER RENTAL SELF-STORAGE**
5 **LOCATED IN COUNCIL DISTRICT 2.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on March 14, 2024 on Application/Petition Number PC24008
8 for the rezoning of 2.46 acres (per the Applicant), from Non-Planned Community
9 Commercial (CC2) zone district to Planned Commercial (PC) zone district, and a
10 development plan for A1 Locker Rental Self-Storage on the following described real
11 estate located in Jefferson County, State of Missouri, to-wit: Parcel Numbers: 02-6.0-
12 14.0-2-001-057 and 02-6.0-14.0-2-001-060; and

13 **WHEREAS**, the record of the March 14, 2024, 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 and the case file for this Application;

3 b. 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 (UDO) adopted April 2, 2008, as
9 amended;

10 Exhibit C, Staff Report and case file; and

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 Commercial (PC) zone district.

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

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

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

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

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

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

15 Section 1. Application Number: PC24008 an application to rezone 2.46 acres
16 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial
17 (PC) zone district and a development plan for A1 Locker Rental Self-Storage on the real
18 estate described as Parcel Numbers: 02-6.0-14.0-2-001-057 and 02-6.0-14.0-2-001-060,
19 is hereby approved subject to the following modifications, regulatory requirements,
20 departmental comments, and the following conditions of approval:

21 **Regulatory Requirements:**

22 Permitted Uses

1 Land uses shall be permitted per the approved Development Plan:

2 Mini-storage/mini-warehouse facility

3 Floor Area, Height, and other Building Requirements

4 Maximum Area Ratio: 0.55 FAR

5 Maximum Structure Height: 70 feet

6 Site Development

7 Required Yards

8 Front Yard – 20 feet; Side Yard – 14.46 feet per the approved

9 Development Plan; Rear Yard – 20 feet

10 Design Standards

11 The development shall comply with the Mixed-Use Design Standards in

12 accordance with Article VII of the Jefferson County Unified Development

13 Order.

14 Access

15 Access shall be provided in accordance with the Jefferson County Unified

16 Development Order.

17 Parking

18 Parking and loading shall be provided per the regulation of Article XII of

19 the Jefferson County Unified Development Order.

20 Signs

21 Signs shall comply with Article XIII of the UDO. All regulatory signs,

22 including 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
3 traffic control signs is prohibited. No lighting shall contain flashing lights,
4 intermittent lights, animators, or mechanical movements of any kind.

5 Landscaping

6 Landscaping, buffers, and tree protection shall comply with Article XIV of
7 the Jefferson County Unified Development Order.

8 Stormwater and Erosion and Sediment Control

9 Stormwater management and Erosion and sediment control shall comply
10 with Chapter 505: Erosion and Sediment Control / Stormwater
11 Management Design Manual of the Jefferson County Code of Ordinances.

12 **Departmental Comments:**

- 13 1. A boundary adjustment is required to join the two lots.
- 14 2. County Road:
- 15 a) The Engineer shall submit sight distance profiles showing that the required sight
16 distance is met.
- 17 b) The engineer shall identify the clearance at the most restrictive point on the
18 profiles.
- 19 c) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 20 d) Driveway entrances (within county ROW):

- 1 i) Pavement width for entrance at ROW (including curbs) for two-way traffic
2 shall provide 26'–42' (Low Volume/Non-Residential driveways). Acceptable
3 as shown.
- 4 e) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic
5 Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 6 f) The entrance width shall be provided from the street into the site for a throat
7 length of 20'. in non-residential and multi-family developments with less than 150
8 vpd. Acceptable as shown.
- 9 g) The required 125' driveway offset cannot be met at any location the site due to
10 existing adjacent and opposite driveways. Apply in the Planning office for an
11 internal deviation.
- 12 3. Parking areas:
- 13 a) Parking areas with 5 or more required parking spaces must provide a paved
14 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C
15 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 16 b) Drive aisles width (boc):
- 17 i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-
18 way).
- 19 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
- 20 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both
21 sides).

- 1 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one
2 side).
- 3 c) Lighting shall conform to UDO Section 400.2460.
- 4 d) Stormwater shall be detained and released at a rate not to exceed the release rate
5 from the site under the existing (pre-developed) conditions for the 2 and 100-year
6 storm events. Detention/retention basins must also contain an overflow structure
7 capable of passing a 100-year, 20-minute design storm.
- 8 e) Channel protection is required to treat the high-frequency, low-severity storm
9 runoff events within the detention basins by metering it out slowly over 24-48
10 hours.
- 11 f) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
12 hydraulic calculations and drainage area map for each system.
- 13 4. Floodplain:
- 14 a) The Building Division requires a Floodplain Development Permit for any grading
15 or improvements within a known floodplain.
- 16 b) Show limits of the floodway (lots and detention systems should not be within
17 floodway).
- 18 c) Show the limits and the elevation(s) of the 100-year floodplain.
- 19 5. Grading:
- 20 a) Submit a geotechnical report, sealed by an Engineer registered in the State of
21 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
22 slopes proposed steeper than 3:1 must be included in the report for slope stability.

1 **Conditions of Approval:**

- 2 1. A Site Development Plan shall be submitted to the Jefferson County Planning
3 Division in accordance with the Unified Development Order (UDO) of
4 Jefferson County.
- 5 2. A copy of the approved Development Plan incorporating any conditions and
6 approved modifications shall be attached to each set of Site Development
7 plans submitted.
- 8 3. All improvements required in the Development Plan and Site Development
9 Plan must be installed or an escrow accepted for all incomplete items prior to
10 occupancy of the buildings for each phase.
- 11 4. If more than one (1) acre of land is being disturbed, the proposed development
12 will require a Jefferson County Land Disturbance Permit.
- 13 5. No solid waste may be stored on the property.

14 Section 2. The zoning map of Jefferson County, Missouri shall be
15 amended by changing the area where said real estate is located on the map with the
16 marking “PC24008.”

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 SPACE INTENTIONALLY LEFT BLANK]

**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, Gene Barbagallo _____

Council Member District 3, Lori Arons _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

By: _____

First Reading: 04-08-2024

Second Reading:

Third Reading:

BILL NO.: 24-0413

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE DECLARING THE PUBLIC NECESSITY OF**
2 **CERTAIN SAFETY IMPROVEMENTS PROJECTS; AND AUTHORIZING THE**
3 **EXERCISE OF EMINENT DOMAIN FOR THE ACQUISITION OF REAL**
4 **PROPERTY, IN COUNTY COUNCIL DISTRICTS 3 & 7, FOR RIGHT OF WAY,**
5 **TEMPORARY CONSTRUCTION EASEMENTS, AND VARIOUS OTHER**
6 **EASEMENTS; AND TO AUTHORIZE THE COUNTY COUNSELOR TO**
7 **COMMENCE CONDEMNATION PROCEEDINGS PURSUANT TO ARTICLE**
8 **III, SECTION 3.4.2.8 OF THE HOME RULE CHARTER OF JEFFERSON**
9 **COUNTY, MISSOURI, TO ACQUIRE THE NEEDED REAL PROPERTY ON**
10 **BEHALF OF THE COUNTY.**

11 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) has secured
12 funds to make certain safety improvements to various roadways, including Gravois Road
13 and Old Lemay Ferry Road, in Jefferson County, Missouri; and

14 **WHEREAS**, these improvements are known, respectively, as the “Gravois
15 Northwest School Improvement Project [.]” and the “Old Lemay Ferry Road-Vogel to
16 Spring Forest” project (hereinafter sometimes, collectively the “Improvement Projects”),

17 **WHEREAS**, the Improvement Projects include, but are not limited to, work to (a)
18 improve the safety of an approximately .96 mile stretch of Gravois Road from

19 approximately 450 feet north of Indian Springs Road to Dellwood Lane by adding a two
20 way left turn lane through the project limits for motorists turning into the neighboring
21 subdivisions, and (b) improve the safety of an approximately .55 mile stretch of Old
22 Lemay Ferry Road from near the intersection of Vogel Road to Spring Forest Road by
23 adding five foot shoulders, and adding a left turn lane at Adobe Drive, and improving
24 horizontal and vertical alignments; and,

25 **WHEREAS**, to facilitate the Improvement Projects, it is necessary that the
26 County acquire certain property interests in the real property which are summarized on
27 Exhibit A attached hereto; and,

28 **WHEREAS**, the County sent correspondence, via certified mail, including a
29 notice of intended acquisition and an offer, with supporting financial data, required by
30 Sections 523.250 and 523.253, RSMo., to the owners of record of the properties shown in
31 Exhibit A; and,

32 **WHEREAS**, the County and the owners cannot agree upon the proper
33 compensation to be paid; and,

34 **WHEREAS**, the Jefferson County, Missouri, Council, pursuant to Article III,
35 Section 3.4.2.8., of the Home Rule Charter of Jefferson County, Missouri, is empowered
36 to acquire property by eminent domain in accordance with Missouri Law; and,

37 **WHEREAS**, in light of the current conditions of Gravois Road and Old Lemay
38 Ferry Road, the County Council finds that there is a public necessity for the Improvement
39 Projects; and

40 **WHEREAS**, authorization is needed, therefore, for the Jefferson County,
41 Missouri, County Counselor to commence condemnation proceedings to acquire the
42 needed property interests.

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

45 Section 1: Having found that there is a public necessity for the Improvement
46 Projects and that eminent domain is necessary; the Jefferson County, Missouri, County
47 Council shall use the power of eminent domain through condemnation.

48 Section 2: Therefore, the Jefferson County, Missouri, County Council
49 authorizes the County Counselor to exercise eminent domain through the commencement
50 of condemnation proceedings in the name of the County against the owners shown in
51 Exhibit A, or any of their heirs, successors, and assigns, and against all those persons and
52 entities having an interest the parcels shown in Exhibit A.

53 Section 3: Additionally, in accordance with state law, the County Counselor
54 shall have the authority to through negotiation and settlement, purchase, gift,
55 condemnation, or otherwise acquire for Jefferson County, Missouri, any property
56 required and necessary to be acquired for the Improvement Projects.

57 Section 4: The County Executive is hereby authorized to execute on behalf of
58 the County any contract, agreement, or other document necessary to carry out the intent
59 and purpose of this ordinance.

60 Section 5: This Ordinance shall be in full force and effect immediately upon
61 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
62 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, Gene Barbagallo	_____
Council Member District 3, Lori Arons	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

_____ **PASSED**

_____ **FAILED**

Charles Groeteke, 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 _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

By: _____

First Reading: 04-08-2024

Second Reading:

Third Reading: