



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 22, 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. REPORTS AND COMMENTS FROM COUNCIL MEMBERS
- VI. PUBLIC COMMENTS
- VII. APPROVAL OF THE AGENDA
- VIII. APPROVAL OF THE JOURNAL
 - A. Approval of the April 08, 2024, Journal – Regular Meeting
- IX. PUBLIC HEARING
- X. REPORTS FROM COUNTY EXECUTIVE
- XI. RECONSIDERATION OF BILLS
- XII. CONSIDERATION OF VETOED BILLS
- XIII. CONSENT AGENDA

Bill No. 24-0414 - An Ordinance To Authorize The County Executive To Award The Engineering Services Contract And To Execute The Agreement Between Jefferson County, Missouri And EFK Moen, LLC. For The Road Safety Improvements Program For Antire Road And Brennan Road Designated As Projects STP-5445 (610) And STP-5445 (611) In Council District 1. *(Department of Public Works)*

Bill No. 24-0415 - An Ordinance To Authorize The County Executive To Award The Engineering Services Contract And To Execute The Agreement Between Jefferson County, Missouri, And ABNA Engineering Inc. For The Road Safety Improvements Program For East Rock Creek Road And Old Lemay Ferry Road Designated As Projects STP-5445 (612) And STBG-3100 (529) In Council Districts 2, 3, And 4. *(Department of Public Works)*



(Consent Agenda, Continued)

Bill No. 24-0416 - An Ordinance To Authorize The County Executive To Award The Engineering Services Contract And To Execute The Agreement Between Jefferson County, Missouri And Crawford, Murphy, And Tilly, Inc. For The Road Safety Improvements Program For Konert Road And Romaine Creek Road Designated As Projects STBG-5445 (601) And STP-3100 (530) In Council District 2. *(Department of Public Works)*

Bill No. 24-0417 - An Ordinance Authorizing Jefferson County, Missouri To Enter Into An Agreement Regarding Conditions Of Participation In The Community Development Block Grant Handicap/ADA Public Facility Assistance Program (City Of Crystal City, Missouri, ADA-23-001) And Authorizing The County Executive To Execute The Agreement On Behalf Of The County, Project Located In Council District 5. *(Economic Development Corporation)*

Bill No. 24-0418 - An Ordinance To Authorize The County To Enter Into A Right Of Entry Agreement, By And Between Jefferson County, Missouri, And Bryan Coats, For Erosion And Drainage Repairs Along Antire Road Located In Council District 1. *(Department of Public Works)*

Bill No. 24-0419 - 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 Corrugated Metal Pipe 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 Public Works)*

Bill No. 24-0420 - 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 Large Stone 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 Public Works)*

Bill No. 24-0421 - An Ordinance Authorizing Jefferson County, Missouri, Information Technologies Office To Renew The Purchase Of The Elliot Data System Service Agreement For The Door Access System Under The State Of Missouri – PC Prime Vendor Services Contract CT220337001 From SHI International Corp.; And The Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Purchase. *(Department of Information Technology)*

Bill No. 24-0422 - An Ordinance To Authorize Jefferson County To Reimburse The City Of Herculaneum, Missouri Under The Tax Revenue Sharing Agreement For The One-Half Of One Percent (1/2 Of 1%) Road Improvement Sales Tax For The Purpose Of Capital Improvements To The Publicly Maintained Roads Of Jefferson County. *(Department of Public Works)*

Bill No. 24-0423 - An Ordinance To Authorize The County To Enter Into A Right Of Entry Agreement And Acquire A Permanent Drainage Easement, By And Between Jefferson County, Missouri, And Leonard I. Niehaus And Kimberly A. Niehaus For Drainage Ditch Bank Restoration Repairs Along Robin Lane, Located In Council District 7. *(Department of Public Works)*

(Consent Agenda, Continued)

Bill No. 24-0424 - An Ordinance Authorizing Jefferson County, Missouri, To Enter Into Agreements Regarding Conditions Of Participation In The Homeowner Rehabilitation Program And Authorizing The County Executive To Execute The Agreements On Behalf Of The County Located In Council Districts 2, 3, 5 & 6. *(Economic Development Corporation)*

Bill No. 24-0425 - An Ordinance To Authorize The County Executive To Enter Into An Agreement, By And Between Jefferson County, Missouri, And Missouri Department Of Natural Resources, For The Purpose Of Installation And Maintenance Of A Streamgage System On County-Owned Property, Located In Council District 6. *(Department of Public Works)*

Bill No. 24-0426 - An Ordinance Authorizing Jefferson County, Missouri, To Enter Into An Agreement Regarding Conditions Of Participation In The Private Sanitary Sewer System Replacement Program And Authorizing The County Executive To Execute The Agreement On Behalf Of The County Located In Council District 6. *(Economic Development Corporation)*

Bill No. 24-0427 - 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 Legal Services – Sheriff 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)*

XIV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XV. CONSIDERATION OF RESOLUTIONS

Resolution No. R24-0402 - A Resolution And Order Of The Jefferson County, Missouri, Council To Consent To The Nomination And Appointment Of Jeffrey Broombaugh (Muni Fire) To The Public Safety Commission, Jefferson County, Missouri, And Terms Thereof. *(County Executive)*

Resolution No. R24-0403 - A Resolution And Order Of The Jefferson County, Missouri, Council To Consent To The Nomination And Appointment Of Dr. Kenneth Kilian (Doctor Designee) To The Jefferson County Community Mental Health Fund Board (JCCMHFB) And Terms Thereof. *(County Executive)*

Resolution No. R24-0404 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Personal Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor)*

Resolution No. R24-0405 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Real Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor)*

JEFFERSON COUNTY, MISSOURI

(Consideration of Resolutions, Continued)

Resolution No. R24-0406 - A Resolution And Order Determining That Applicant, Steven V. Altepeter, Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2021 And Approving The Payment Of Surplus To The Applicant. *(Department of the Collector)*

Resolution No. R24-0407 - Resolution And Order Of The Jefferson County, Missouri, County Council To Support The Missouri State Legislature And/OR The Governor Of The State Of Missouri To Take Actions Necessary To Address The Issue Of Unauthorized Persons Occupying Private Residential Property Without The Owner's Permission, Also Known As "Squatting." *(County Council)*

XVI. INTRODUCTION OF BILLS

Bill No. 24-0428 - An Ordinance To Authorize An Amendment Of The 2024 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri, And Section 50.622 RSMo (2023) To Reflect The Transfer Of Budget Funds Between The Law Enforcement Reserve Account And Law Enforcement Reserve Revenue Account. *(Department of the Auditor)*

Bill No. 24-0429 - An Ordinance To Authorize An Amendment Of The 2024 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri, And Section 50.622 RSMo (2023) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Be Used For Jail Camera System. *(Department of the Auditor)*

Bill No. 24-0430 - An Ordinance To Authorize An Amendment Of The 2024 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri, And Section 50.622 RSMo (2023) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Be Used For Professional Services. *(Department of the Auditor)*

Bill No. 24-0431 - An Ordinance Approving Application PC24009 A Revised Development Plan Approval For Bommarito Storage Located In Council District 2. *(Department of County Services and Code Enforcement)*

Bill No. 24-0432 - An Ordinance Proposing An Amendment To The Home Rule Charter Of Jefferson County, Missouri, To Be Placed On The November 5, 2024, General Election Ballot To Establish Term Limits For The Jefferson County, Missouri, County Executive And The Jefferson County, Missouri Council Members. *(County Council)*

XVII. PERFECTION 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)*

JEFFERSON COUNTY, MISSOURI

(Perfection of Bills, continued)

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. FINAL PASSAGE 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)*

XIX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

XX. OTHER MATTERS

JEFFERSON COUNTY, MISSOURI

- A. Motion To Acknowledge Receipt Of The Jefferson County Treasurer's Monthly Settlement And Financial Report For February, 2024 And To Place On File In The County Clerk's Office. *(Department of the Treasurer)*

XXI. CLOSED SESSION

XXII. 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.

BILL NO.: 24-0414

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **AWARD THE ENGINEERING SERVICES CONTRACT AND TO EXECUTE**
3 **THE AGREEMENT BETWEEN JEFFERSON COUNTY, MISSOURI AND EFK**
4 **MOEN, LLC. FOR THE ROAD SAFETY IMPROVEMENTS PROGRAM FOR**
5 **ANTIRE ROAD AND BRENNAN ROAD DESIGNATED AS PROJECTS STP-5445**
6 **(610) AND STP-5445 (611) IN COUNCIL DISTRICT 1.**

7 **WHEREAS**, Jefferson County, Missouri issued a Request for Qualifications for
8 design and construction engineering services for the Antire Road (from Brookside Drive
9 to Laurel Drive) and Brennan Road (from Eagle Drive to Little Brennan Road) Safety
10 Improvements program designated as Projects STP-5445(610) and STP-5445(611); and

11 **WHEREAS**, Jefferson County, Missouri in response to a certain Request for
12 Qualifications issued by the County, received proposals for design and construction
13 engineering services for the Antire Road and Brennan Road Safety Improvements program
14 designated as projects STP-5445(610) and STP-5445(611); and

15 **WHEREAS**, after reviewing the proposals, Jefferson County determined that a
16 certain engineering firm, EFK Moen, LLC. represents the best qualified proposal for the
17 Antire Road and Brennan Road Safety Improvements program, and meets the Request for
18 Qualifications by the County; and

1 **WHEREAS**, Jefferson County, Missouri finds it now necessary and in the best
2 interest of the County to award the Antire Road and Brennan Road Safety Improvements
3 projects, to EFK Moen, LLC. as the best qualified firm and to execute an agreement for
4 the design and construction engineering services contract not to exceed five hundred eight
5 thousand, one hundred twenty dollars and eighty cents (**\$508,120.80**), subject to budgetary
6 limitations. A copy of said agreement is attached hereto as Exhibit A.

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

9 Section 1. Jefferson County awards the design and construction engineering
10 services contract to the best qualified firm, EFK Moen, LLC. in an amount not to exceed
11 five hundred eight thousand, one hundred twenty dollars and eighty cents (**\$508,120.80**),
12 subject to budgetary limitations.

13 Section 2. The Jefferson County, Missouri, Council authorizes the County
14 Executive to execute any agreement or document necessary to effectuate the award of the
15 contract set forth in the Ordinance. A copy of said agreement is attached hereto as Exhibit
16 A and incorporated by reference.

17 Section 3. Copies of all Request for Qualifications, responses 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
3 not affect the remainder of this Ordinance.

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, 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: 04-22-2024

BILL NO.: 24-0415

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **AWARD THE ENGINEERING SERVICES CONTRACT AND TO EXECUTE**
3 **THE AGREEMENT BETWEEN JEFFERSON COUNTY, MISSOURI, AND ABNA**
4 **ENGINEERING INC. FOR THE ROAD SAFETY IMPROVEMENTS PROGRAM**
5 **FOR EAST ROCK CREEK ROAD AND OLD LEMAY FERRY ROAD**
6 **DESIGNATED AS PROJECTS STP-5445 (612) AND STBG-3100 (529) IN**
7 **COUNCIL DISTRICTS 2, 3, AND 4.**

8 **WHEREAS**, Jefferson County, Missouri issued a Request for Qualifications for
9 design and construction engineering services for the East Rock Creek Road (from Gary
10 Road to Old Lemay Ferry Road) and Old Lemay Ferry Road (from approximately 430 feet
11 South of East Rock Creek Road to approximately 630 feet North of Seckman Road) Safety
12 Improvements program designated as Projects STP-5445 (612) and STBG-3100 (529) and

13 **WHEREAS**, Jefferson County, Missouri in response to a certain Request for
14 Qualifications issued by the County, received proposals for design and construction
15 engineering services for the East Rock Creek Road and Old Lemay Ferry Road Safety
16 Improvements program designated as projects STP-5445 (612) and STBG-3100 (529) and

17 **WHEREAS**, after reviewing the proposals, Jefferson County determined that a
18 certain engineering firm, ABNA Engineering Inc. represents the best qualified proposal for

1 the East Rock Creek Road and Old Lemay Ferry Road Safety Improvements program, and
2 meets the Request for Qualifications by the County; and

3 **WHEREAS,** Jefferson County, Missouri finds it now necessary and in the best
4 interest of the County to award the East Rock Creek Road and Old Lemay Ferry Road
5 Safety Improvements projects, to ABNA Engineering Inc. as the best qualified firm and to
6 execute an agreement for the design and construction engineering services contract not to
7 exceed **(\$521,566.00)**, subject to budgetary limitations. A copy of said agreement is
8 attached hereto as Exhibit A.

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

11 Section 1. Jefferson County awards the design and construction engineering
12 services contract to the best qualified firm, ABNA Engineering Inc. in an amount not to
13 exceed five hundred twenty-one thousand, five hundred sixty-six dollars and zero cents
14 **(\$521,566.00)**, subject to budgetary limitations.

15 Section 2. The Jefferson County, Missouri, Council authorizes the County
16 Executive to execute any agreement or document necessary to effectuate the award of the
17 contract set forth in the Ordinance. A copy of said agreement is attached hereto as Exhibit
18 A and incorporated by reference.

19 Section 3. Copies of all Request for Qualifications, responses thereto, any contract
20 agreements and change orders shall be maintained by the Department of the County Clerk
21 consistent with the rules and procedures for the maintenance and retention of records as
22 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
3 not affect the remainder of this Ordinance.

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, 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: 04-22-2024

BILL NO.: 24-0416

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **AWARD THE ENGINEERING SERVICES CONTRACT AND TO EXECUTE**
3 **THE AGREEMENT BETWEEN JEFFERSON COUNTY, MISSOURI AND**
4 **CRAWFORD, MURPHY, AND TILLY, INC. FOR THE ROAD SAFETY**
5 **IMPROVEMENTS PROGRAM FOR KONERT ROAD AND ROMAINE CREEK**
6 **ROAD DESIGNATED AS PROJECTS STBG-5445 (601) AND STP-3100 (530) IN**
7 **COUNCIL DISTRICT 2.**

8 **WHEREAS**, Jefferson County, Missouri issued a Request for Qualifications for
9 design and construction engineering services for the Konert Road (from Konert Valley
10 Road to Breezy Oak Lane) and Romaine Creek Road (from Saline to Caleb Crossing)
11 Safety Improvements program designated as Projects STBG-5445 (601) and STP-3100
12 (530); and

13 **WHEREAS**, Jefferson County, Missouri in response to a certain Request for
14 Qualifications issued by the County, received proposals for design and construction
15 engineering services for the Konert Road and Romaine Creek Road Safety Improvements
16 program designated as projects STBG-5445 (601) and STP-3100 (530); and

17 **WHEREAS**, after reviewing the proposals, Jefferson County determined that a
18 certain engineering firm, Crawford, Murphy, and Tilly, Inc. represents the best qualified

1 proposal for the Konert Road and Romaine Creek Road Safety Improvements program,
2 and meets the Request for Qualifications by the County; and

3 **WHEREAS,** Jefferson County, Missouri finds it now necessary and in the best
4 interest of the County to award the Konert Road and Romaine Creek Road Safety
5 Improvements projects, to Crawford, Murphy, and Tilly, Inc. as the best qualified firm and
6 to execute an agreement for the design and construction engineering services contract not
7 to exceed five hundred eighty-nine thousand, six hundred sixty dollars and zero cents
8 **(\$589,660.00)**, subject to budgetary limitations. A copy of said agreement is attached
9 hereto as Exhibit A.

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

12 Section 1. Jefferson County awards the design and construction engineering
13 services contract to the best qualified firm, Crawford, Murphy, and Tilly, Inc. in an amount
14 not to exceed five hundred eighty-nine thousand, six hundred sixty dollars and zero cents
15 **(\$589,660.00)**, subject to budgetary limitations.

16 Section 2. The Jefferson County, Missouri, Council authorizes the County
17 Executive to execute any agreement or document necessary to effectuate the award of the
18 contract set forth in the Ordinance. A copy of said agreement is attached hereto as Exhibit
19 A and incorporated by reference.

20 Section 3. Copies of all Request for Qualifications, responses thereto, any contract
21 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
5 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: 04-22-2024

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI**
2 **TO ENTER INTO AN AGREEMENT REGARDING CONDITIONS OF**
3 **PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT**
4 **HANDICAP/ADA PUBLIC FACILITY ASSISTANCE PROGRAM (CITY OF**
5 **CRYSTAL CITY, MISSOURI, ADA-23-001) AND AUTHORIZING THE**
6 **COUNTY EXECUTIVE TO EXECUTE THE AGREEMENT ON BEHALF OF**
7 **THE COUNTY, PROJECT LOCATED IN COUNCIL DISTRICT 5.**

8 **WHEREAS**, the United States Congress enacted the Housing and Community
9 Development Act of 1974 providing federal funds to units of local government for the
10 purposes of developing urban communities and improving housing conditions and
11 community services; and

12 **WHEREAS**, Jefferson County, Missouri, (hereafter, “the County”) receives
13 federal formula funds annually from The United States Department of Housing and
14 Urban Development under its Community Development Block Grant Program (hereafter,
15 “CDBG”), which is administered by The Economic Development Corporation of
16 Jefferson County, Missouri, (hereafter, “EDC”); and

17 **WHEREAS**, the EDC, as Contracted Administrator, operates an Entitlement
18 Program (hereafter, “Entitlement”) within the boundaries of Jefferson County, Missouri,
19 which provides funding to local programs that create suitable living environments, decent

1 housing, and economic opportunities for low-to-moderate income persons living within
2 the County; and

3 **WHEREAS**, the EDC is operated for the purpose of promoting the economic
4 development of the County; and

5 **WHEREAS**, the EDC, in its capacity as Contracted Administrator of the
6 Jefferson County Entitlement Program, has funds available through the CDBG
7 Handicap/ADA Public Facility Assistance Program to assist Jefferson County and its
8 Participating Municipalities to allow for improvements and removal of architectural
9 barriers to public facilities; and

10 **WHEREAS**, the application for assistance that has been received by the program
11 administrator for the replacement of non-compliant ADA ramps (curb cuts) by rebuilding
12 an estimated eighteen (18) ADA compliant ramps (curb cuts) at specific intersections
13 along three existing municipal streets within the City of Crystal City, Missouri, meets the
14 conditions to receive such funds; and

15 **WHEREAS**, the County desires to provide these funds to The City of Crystal
16 City, Missouri, as set forth in Exhibit “A”, in an amount not to exceed a total project cost
17 of **Two Hundred and Fifty Thousand Dollars (\$250,000.00)**, in accordance with the
18 terms of the program, in order to perform the requested Handicap/ADA improvements to
19 the stated public infrastructure.

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

1 Section 1. The County is authorized to enter into the Agreement Regarding
2 Conditions of Participation in the CDBG Handicap/ADA Public Facility Assistance
3 Program (hereafter, “Agreement”) in an amount not to exceed a total project cost of **Two**
4 **Hundred and Fifty Thousand Dollars (\$250,000.00)**, subject to budgetary limitations.

5 Section 2. The County Executive is authorized to execute the Agreement on
6 behalf of the County with The City of Crystal City, Missouri, as set forth in Exhibit “A”,
7 as well as any other documents which are required to carry out the intent of this
8 Ordinance. An un-executed copy of the Agreement to be entered into by all parties is
9 attached hereto as Exhibit “A.”

10 Section 3. A copy of the fully executed Agreement, or any other further
11 documents necessary to carry out the intent of this ordinance, shall be filed with, and kept
12 in, the records of the Department of the County Clerk as will a copy of this ordinance.

13 Section 4. This Ordinance shall be in full force and effect immediately upon
14 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
15 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: _____

Reading Date: 04-22-2024

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY TO ENTER INTO A**
2 **RIGHT OF ENTRY AGREEMENT, BY AND BETWEEN JEFFERSON**
3 **COUNTY, MISSOURI, AND BRYAN COATS, FOR EROSION AND DRAINAGE**
4 **REPAIRS ALONG ANTIRE ROAD LOCATED IN COUNCIL DISTRICT 1.**

5 **WHEREAS**, Jefferson County Public Works (hereafter, “County”) has been
6 approached by Bryan Coats, (hereafter, “Owners”) with a request to do maintenance
7 work consisting of erosion and drainage corrections along the public maintained section
8 of Antire Road, located at 6420 Antire Road, High Ridge, MO. 63049; and,

9 **WHEREAS**, the Owners seek for the County to assist in bank restoration past the
10 recorded limits of maintenance, as they believe the County should assist in bank
11 restoration because of erosion issues that they claim come from the County owned and
12 maintained Right of Way on Antire Road; and,

13 **WHEREAS**, the Owners claim that the erosion is from Antire Road stormwater
14 drainage; and,

15 **WHEREAS**, the Jefferson County Engineer along with Jefferson County
16 Stormwater Division has inspected and reviewed the complaint for Antire Road
17 stormwater drainage along Antire Road. It appears that unmitigated development prior to
18 Stormwater codes in 2012 has increased the stormwater runoff and erosion and,

1 **WHEREAS**, the Public Work Director recommends that the County should
2 perform ditching and bank stabilization to minimize further impacts to the property
3 located at 6420 Antire Road, High Ridge, MO; and,

4 **WHEREAS**, Jefferson County, Missouri finds it is in the best interest of the
5 County to enter into a Right of Entry Agreement with the Owners for the required scope
6 of work to be completed. A copy of said Agreement is attached hereto as Exhibit “A”.

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

9 Section 1: The Jefferson County, Missouri, Council authorizes the Public
10 Works Director to execute the Right of Entry Agreement on behalf of Jefferson County.
11 A copy of said Agreement is attached hereto as Exhibit “A” and incorporated by
12 reference.

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

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

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

Council Member District 1, Brian Haskins _____

Council Member District 2, 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: 04-22-2024

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 Metal Culverts, Inc., for a term from 4-
5 24-24 to 4-23-25 upon approval for **up to \$100,000.00 per term, for total amount not to**
6 **exceed \$100,000.00 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 Corrugated Metal Pipe 2024

14 TERM

15 4-24-24 to 4-23-25

16 AMOUNT

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

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

19 subject to budgetary limitations

20 AWARDED BIDDER

21 Metal Culverts, Inc.

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: 04-22-2024

ORDINANCE NO.: 24-_____

1 **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**
2 **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**
3 **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**
4 **PROPOSALS FOR LARGE STONE 2024; AND AUTHORIZATION FOR THE**
5 **COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR**
6 **CONTRACTS TO EFFECTUATE THE AWARD OF THE BIDS AND**
7 **PROPOSALS.**

11 BID NAME

13 NUMBER OF BIDS RECEIVED

15 DATE OF BID OPENING

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

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Central Stone Co., and New Frontier
5 Materials, LLC., for a term from date of approval to 4-22-25 upon approval for **up to**
6 **\$125,000.00 per term, for total amount not to exceed \$125,000.00 for the term**, subject
7 to budgetary limitations.

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

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

13 BID NAME

14 Large Stone 2024

15 TERM

16 date of approval to 4-22-25

17 AMOUNT

18 **Up to \$125,000.00 per term,**

19 **for total amount not to exceed \$125,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDERS

22 Central Stone Co. (A1)

New Frontier Materials (A2)

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

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

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

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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: 04-22-2024

BILL NO.: 24-0421

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI,
2 INFORMATION TECHNOLOGIES OFFICE TO RENEW THE PURCHASE OF
3 THE ELLIOT DATA SYSTEM SERVICE AGREEMENT FOR THE DOOR
4 ACCESS SYSTEM UNDER THE STATE OF MISSOURI – PC PRIME VENDOR
5 SERVICES CONTRACT CT220337001 FROM SHI INTERNATIONAL CORP.;
6 AND THE AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE
7 ANY NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE
8 PURCHASE.

9 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) through the
10 Information Technology Office desires to renew the purchase of the Elliot Data Systems
11 Service Agreement for the Door Access System under the State of Missouri – PC Prime
12 Vendor Services Contract CT220337001 from SHI International Corp., for the following
13 terms and conditions as authorized by the County:

14 PURCHASE

15 Elliot Data Systems Service Agreement for the Door System

16 AWARDED BIDDER

17 SHI International Corp.

18 AMOUNT

19 For the total amount, up to **\$17,455.36**

1 and subject to budgetary limitations

2 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests
3 of the County to renew the purchase of the Elliot Data Systems Service Agreement Door
4 Access System under the State of Missouri – PC Prime Vendor Services Contract
5 CT220337001 from SHI International Corp., for a total purchase amount of **\$17,455.36**
6 subject to budgetary limitations; and,

7 **WHEREAS**, an unexecuted copy of the coverage agreement is incorporated herein
8 by reference and attached as Exhibit A.

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

11 Section 1. The County Council hereby authorizes the purchase of the Elliot
12 Data System as follows:

13 PURCHASE

14 Elliot Data Systems Service Agreement for Door Access System

15 AWARDED BIDDER

16 SHI International Corp.

17 State of Missouri – PC Prime Vendor Services Contract CT220337001

18 AMOUNT

19 For the total amount, up to **\$17,455.36**

20 and subject to budgetary limitations

21 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
22 County Executive to execute any agreements or contracts necessary to effectuate the award

1 of the bids and proposals set forth in this Ordinance. The County Executive is further
2 authorized to take 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 LEFT INTENTIONALLY 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: 04-22-2024

BILL NO.: 24-0422

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

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

7 **WHEREAS**, Pursuant to Ordinance 23-0536, Jefferson County, Missouri, (hereafter,
8 the “County”) entered into an annual tax sharing agreement with the City of Herculaneum,
9 Missouri, (hereafter, the “Municipality”) for the purpose of sharing and spending revenue,
10 generated by the imposition of a countywide sales tax, on programmed projects for the 2024
11 calendar year; and,

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

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

16	<u>Municipality</u>	<u>Reimbursement Request</u>
17	City of Herculaneum	\$171,603.94

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

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

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

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

11 <u>Municipality</u>	<u>Reimbursement Request</u>
12 City of Herculaneum	\$171,603.94

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

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

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

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, 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: _____

Reading Date: 04-22-2024

BILL NO.: 24-0423

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY TO ENTER INTO A**
2 **RIGHT OF ENTRY AGREEMENT AND ACQUIRE A PERMANENT**
3 **DRAINAGE EASEMENT, BY AND BETWEEN JEFFERSON COUNTY,**
4 **MISSOURI, AND LEONARD I. NIEHAUS AND KIMBERLY A. NIEHAUS FOR**
5 **DRAINAGE DITCH BANK RESTORATION REPAIRS ALONG ROBIN LANE,**
6 **LOCATED IN COUNCIL DISTRICT 7.**

7 **WHEREAS,** Jefferson County Public Works (hereafter, “County”) has been
8 approached by Leonard and Kimberly Niehaus, (hereafter, “Owners”) with a request to
9 do maintenance work consisting of erosion and bank destabilization along a public
10 maintained culvert on property at 5201 Robin Lane Hillsboro, Mo 63050; and,

11 **WHEREAS,** the Owners seek for the County to assist in bank restoration past the
12 recorded limits of maintenance, as they believe the County should assist in bank
13 restoration because of erosion issues from the County owned and maintained culvert
14 within the Right of Way on Hillsboro House Springs Road; and,

15 **WHEREAS,** the Owners claim that the erosion of the drainage ditch and the
16 adjoining property was caused by the culvert on Hillsboro House Springs Road; and,

17 **WHEREAS,** the Jefferson County Engineer along with Jefferson County
18 Stormwater Division has inspected and reviewed the complaint for Hillsboro House

1 Springs and the erosion that is occurring along Robin Lane. The unmitigated
2 development prior to Stormwater codes in 2012 has increased the stormwater runoff and
3 erosion and,

4 **WHEREAS**, the Public Works Director recommends that the County should
5 perform drainage ditch bank restoration and bank stabilization to minimize further
6 impacts to the drainage ditch and to private property; and,

7 **WHEREAS**, Jefferson County, Missouri finds it is in the best interest of the
8 County to enter into a Right of Entry Agreement and acquire a permanent drainage
9 easement with the Owners for the required scope of work to be completed. A copy of
10 said Agreement and Permanent Drainage Easement is attached hereto as Exhibit “A”.

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

13 Section 1: The Jefferson County, Missouri, Council authorizes the Public
14 Works Director to execute the Right of Entry Agreement and Permanent Drainage
15 Easement on behalf of Jefferson County. A copy of said Agreement and Permanent
16 Drainage Easement is attached hereto as Exhibit “A” and incorporated by reference.

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

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

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

Council Member District 1, Brian Haskins _____

Council Member District 2, 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: 04-22-2024

BILL NO.: 24-0424

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI,**
2 **TO ENTER INTO AGREEMENTS REGARDING CONDITIONS OF**
3 **PARTICIPATION IN THE HOMEOWNER REHABILITATION PROGRAM**
4 **AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE THE**
5 **AGREEMENTS ON BEHALF OF THE COUNTY LOCATED IN COUNCIL**
6 **DISTRICTS 2, 3, 5 & 6.**

7 **WHEREAS,** the United States Congress enacted the housing and community
8 Development Act of 1974 providing federal funds to units of local government for the
9 purposes of developing urban communities and improving housing conditions and
10 community services; and

11 **WHEREAS,** Jefferson County, Missouri, (hereafter, “the County”) receives
12 federal formula funds annually from The United States Department of Housing and
13 Urban Development under its Community Development Block Grant Program (hereafter,
14 “CDBG”), which is administered by The Economic Development Corporation of
15 Jefferson County, Missouri, (hereafter, “EDC”); and

16 **WHEREAS,** the EDC, as Contracted Administrator, operates an Entitlement
17 Program (hereafter, “Entitlement”) within the boundaries of Jefferson County, Missouri,
18 which provides funding to local programs that create suitable living environments, decent

1 housing, and economic opportunities for low-to-moderate income persons living within
2 the County; and

3 **WHEREAS**, the EDC is operated for the purpose of promoting the economic
4 development of the County; and

5 **WHEREAS**, the EDC, in its capacity as Contracted Administrator of the
6 Jefferson County Entitlement Program, has funds available through the Homeowner
7 Rehabilitation Program to assist low-to-moderate income families in making repairs to
8 their homes in order to meet health and safety regulations and requirements; and

9 **WHEREAS**, the applicants, as set forth in Exhibits “A”, “B”, “C”, “D”, “E” and
10 “F”, meet the conditions to receive such funds; and

11 **WHEREAS**, the County desires to provide these funds to the applicants, as set
12 forth in Exhibits “A”, “B”, “C”, “D”, “E” and “F”, in an initial amount of **Fifteen**
13 **Thousand Dollars (\$15,000.00)**, per applicant, to allow them to bring their residences
14 into compliance with health and safety regulations by making repairs to their homes.

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

17 Section 1. The County is authorized to enter into the Agreements Regarding
18 Conditions of Participation in the Homeowner Rehabilitation Program (hereafter,
19 “Agreement”), for an initial amount of **Fifteen Thousand Dollars (\$15,000.00)**, per
20 applicant, subject to budgetary limitations.

21 Section 2. The County Executive is authorized to execute the Agreement’s on
22 behalf of the County with the applicants, as set forth in Exhibits “A”, “B”, “C”, “D”, “E”

1 and “F”, as well as any other documents which are required to carry out the intent of this
2 Ordinance. An un-executed copy of the Agreements to be entered into by all parties are
3 attached hereto as Exhibits “A”, “B”, “C”, “D”, “E” and “F.”

4 Section 3. A copy of the fully executed Agreements, or any other further
5 documents necessary to carry out the intent of this Ordinance, shall be filed with, and
6 kept in, the records of the Department of the County Clerk as will a copy of this
7 ordinance.

8 Section 4. This Ordinance shall be in full force and effect immediately upon
9 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
10 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, County Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading Date: 04-22-2024

BILL NO.: 24-0425

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **ENTER INTO AN AGREEMENT, BY AND BETWEEN JEFFERSON COUNTY,**
3 **MISSOURI, AND MISSOURI DEPARTMENT OF NATURAL RESOURCES,**
4 **FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A**
5 **STREAMGAGE SYSTEM ON COUNTY-OWNED PROPERTY, LOCATED IN**
6 **COUNCIL DISTRICT 6.**

7 **WHEREAS,** Jefferson County Public Works (hereafter, “County”) who has been
8 approached by Missouri Department of Natural Resources, (hereafter, “MoDNR”) has
9 requested access to a permanent two-lane bridge owned by the County, for purposes of
10 installation and maintenance of a streamgage monitoring station over Joachim Creek. The
11 bridge is located on Hardin Road, fifty feet from the intersection of Hardin Road and
12 State Highway V, and crosses over Joachim Creek at coordinates 38.081895° latitude and
13 -90.531627° longitude; and,

14 **WHEREAS,** the streamgage monitoring stations to be deployed by MoDNR
15 comprise a radar sensor, an enclosure for the datalogger, a web camera, and a solar panel.
16 These components are attached to the bridge or mounted to a pole to the side of the
17 bridge.; and,

1 **WHEREAS**, Missouri Department of Natural Resources, Missouri Geological
2 Survey is responsible for the monitoring of surface water quantity of Missouri streams in
3 accordance with Section 256.060, RSMo, and seeks to establish a network of streamgage
4 monitoring stations throughout the State of Missouri; and,

5 **WHEREAS**, the Jefferson County Engineer along with Jefferson County
6 Stormwater Division has inspected and reviewed the site and agreement and,

7 **WHEREAS**, the Public Work Director recommends that the County should
8 authorize and approved this agreement with Missouri Department of Natural Resources
9 for the installation of the streamgage for data and water quality monitor which will allow
10 faster and more accurate information on flooding and water protection; and,

11 **WHEREAS**, Jefferson County, Missouri finds it is in the best interest of the
12 County to enter into a Site Access Agreement For Streamgage Monitoring Agreement
13 with the Owners for the required scope of work to be completed. A copy of said
14 Agreement is attached hereto as Exhibit "A".

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

17 Section 1: The Jefferson County, Missouri, Council authorizes the County
18 Executive to execute the Site Access Agreement for Streamgage Monitoring on behalf of
19 Jefferson County. A copy of said Agreement is attached hereto as Exhibit "A" and
20 incorporated by reference.

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

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

[THIS 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, County Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading Date: 04-22-2024

BILL NO.: 24-0426

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI,**
2 **TO ENTER INTO AN AGREEMENT REGARDING CONDITIONS OF**
3 **PARTICIPATION IN THE PRIVATE SANITARY SEWER SYSTEM**
4 **REPLACEMENT PROGRAM AND AUTHORIZING THE COUNTY**
5 **EXECUTIVE TO EXECUTE THE AGREEMENT ON BEHALF OF THE**
6 **COUNTY LOCATED IN COUNCIL DISTRICT 6.**

7 **WHEREAS,** the United States Congress enacted the housing and community
8 Development Act of 1974 providing federal funds to units of local government for the
9 purposes of developing urban communities and improving housing conditions and
10 community services; and

11 **WHEREAS,** Jefferson County, Missouri, (hereafter, “the County”) receives
12 federal formula funds annually from The United States Department of Housing and
13 Urban Development under its Community Development Block Grant Program (hereafter,
14 “CDBG”), which is administered by The Economic Development Corporation of
15 Jefferson County, Missouri, (hereafter, “EDC”); and

16 **WHEREAS,** the EDC, as Contracted Administrator, operates an Entitlement
17 Program (hereafter, “Entitlement”) within the boundaries of Jefferson County, Missouri,
18 which provides funding to local programs that create suitable living environments, decent

1 housing, and economic opportunities for low-to-moderate income persons living within
2 the County; and

3 **WHEREAS**, the EDC is operated for the purpose of promoting the economic
4 development of the County; and

5 **WHEREAS**, the EDC, in its capacity as Contracted Administrator of the
6 Jefferson County Entitlement Program, has funds available through the Private Sanitary
7 Sewer System Replacement Program to assist low-to-moderate income families in
8 making repairs to their on-site sanitary sewer system in order to meet health and safety
9 regulations and requirements; and

10 **WHEREAS**, the applicant, as set forth in Exhibit “A”, meets the conditions to
11 receive such funds; and

12 **WHEREAS**, the County desires to provide these funds to the applicant, as set
13 forth in Exhibits “A”, in an initial amount of **Twenty Thousand Dollars (\$20,000.00)**,
14 per applicant, to allow them to bring their residence into compliance with health and
15 safety regulations by making repairs to their on-site sanitary sewer system.

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

18 Section 1. The County is authorized to enter into the Agreement Regarding
19 Conditions of Participation in the Private Sanitary Sewer System Replacement Program
20 (hereafter, “Agreement”), for an initial amount of **Twenty Thousand Dollars**
21 **(\$20,000.00)**, per applicant, subject to budgetary limitations.

1 Section 2. The County Executive is authorized to execute the Agreement on
2 behalf of the County with the applicant, as set forth in Exhibit “A”, as well as any other
3 documents which are required to carry out the intent of this Ordinance. An un-executed
4 copy of the Agreement to be entered into by all parties is attached hereto as Exhibit “A.”

5 Section 3. A copy of the fully executed Agreement, or any other further
6 documents necessary to carry out the intent of this Ordinance, shall be filed with, and
7 kept in, the records of the Department of the County Clerk as will a copy of this
8 ordinance.

9 Section 4. This Ordinance shall be in full force and effect immediately upon
10 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
11 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, County Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading Date: 04-22-2024

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 Harness Law Firm, LLC, for a term from
5 date of approval to 4-22-25 upon approval for **up to \$70,000.00 per term, for total**
6 **amount not to exceed \$70,000.00 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 Legal Services – Sheriff 2024

14 TERM

15 date of approval to 4-22-25

16 AMOUNT

17 **Up to \$70,000.00 per term,**

18 **for total amount not to exceed \$70,000.00 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 Harness Law Firm, LLC

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.

[THIS SPACE LEFT INTENTIONALLY 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: 04-22-2024

RESOLUTION NO.: R24-0402

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL TO CONSENT TO THE NOMINATION AND**
3 **APPOINTMENT OF JEFFREY BROOMBAUGH (MUNI FIRE) TO THE PUBLIC**
4 **SAFETY COMMISSION, JEFFERSON COUNTY, MISSOURI, AND TERMS**
5 **THEREOF.**

6 **WHEREAS**, Article IV, Sections 4.4.1.1 and 6.4.1.2 of the Home Rule Charter of
7 Jefferson County, Missouri, authorizes the County Executive to appoint members of
8 Boards and Commissions with the approval of and subject to the advice and consent of the
9 Jefferson County, Missouri, Council; and

10 **WHEREAS, Executive Order 24-017** (attached hereto as Exhibit A) the Jefferson
11 County, Missouri, County Executive authorized the Nomination and Appointment of
12 Jeffrey Broombaugh (Muni Fire), to the Public Safety Commission, Jefferson County,
13 Missouri, and terms thereof; and,

14 **WHEREAS**, the Jefferson County, Missouri, Public Safety Commission is a
15 Commission created by the Home Rule Charter of Jefferson County, Missouri, at Article
16 VI, Section 6.2; and,

17 **WHEREAS**, the Members of the Jefferson County, Missouri, Public Safety
18 Commission are designated by the Charter, must include and are to be made up of certain
19 Chief's, Administrators or Representatives of various public safety entities within

1 Jefferson County, Missouri, upon Nomination and Appointment of the County Executive
2 and subject to the Advice and Consent of the Jefferson County, Missouri, Council pursuant
3 to the Home Rule Charter of Jefferson County, Missouri; and,

4 **WHEREAS**, the Jefferson County, Missouri, Public Safety Commission is to
5 consider and recommend for adoption by all affected emergency services districts common
6 standards for performance, training and procedures and equipment; and,

7 **WHEREAS**, the County Executive having previously advised the Council is
8 desirous of making and the Jefferson County, Missouri, Council is desirous of consenting
9 to this appointment in order to have a full and functioning Public Safety Commission as
10 and for the Citizens of Jefferson County, Missouri.

11 **THE JEFFERSON COUNTY MISSOURI COUNCIL RESOLVES AS**
12 **FOLLOWS:**

13 Section 1: The Jefferson County, Missouri, Council hereby consents to the
14 Nomination and Appointment of Jeffrey Broombaugh (Muni Fire), to the Jefferson County,
15 Missouri, Public Safety Commission, Jefferson County, Missouri, pursuant to **Executive**
16 **Order 24-017** attached hereto as Exhibit A and pursuant to the terms and conditions of the
17 Home Rule Charter of Jefferson County, Missouri, with a term as follows:

18 **Jeffrey Broombaugh (Muni Fire) Term to Expire September 26, 2025**

19 Section 2: This Resolution and Order along with **Executive Order 24-017**
20 (attached hereto as Exhibit A) shall be in full force and effect from and after the date of its
21 enactment with a copy to be kept on file in the County Clerk's Office.

1 Section 3: The nominee shall serve the term of this position and until the term
2 expires, or the nominee resigns or is removed from this position. If not reappointed on or
3 before the expiration of the nominee’s term, the term shall end and the individual shall
4 cease to be a sitting member of the Board and/or Commission appointed thereto.

5 Section 4: If any part of this Resolution and Order is invalid for any reason,
6 such invalidity shall not affect the remainder of the Resolution and Order.

**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, COUNCIL ON THIS 22th DAY OF APRIL
2024, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 04-22-2024

RESOLUTION NO.: R24-0403

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL TO CONSENT TO THE NOMINATION AND**
3 **APPOINTMENT OF DR. KENNETH KILIAN (DOCTOR DESIGNEE) TO THE**
4 **JEFFERSON COUNTY COMMUNITY MENTAL HEALTH FUND BOARD**
5 **(JCCMHFB) AND TERMS THEREOF.**

6 **WHEREAS**, Article IV, Sections 4.4.1.1 and 6.4.1.2 of the Home Rule Charter of
7 Jefferson County, Missouri, authorizes the County Executive (Executive) to appoint
8 members of Boards and Commissions with the approval of and subject to the advice and
9 consent of the Jefferson County, Missouri, Council (Council); and,

10 **WHEREAS**, the Jefferson County Community Mental Health Fund Board
11 (JCCMHFB) is an organization which is a government entity organized under the Laws of
12 the State of Missouri with By-Laws giving the Executive appointment powers with advice
13 and consent to the County Council consistent with the terms of the Jefferson County,
14 Missouri Charter; and,

15 **WHEREAS**, the JCCMHFB is an administrative agent for community mental
16 health services and the administrative agenda for the Children's Services Fund for
17 Jefferson County, Missouri; and,

18 **WHEREAS**, Pursuant to **Executive Order 24-016** (attached hereto as Exhibit A
19 and made a part of as though fully set forth herein) the Jefferson County, Missouri, County

1 Executive authorized the Nomination and Appointment of Dr. Kenneth Kilian (Doctor
2 Designee) to the Jefferson County Community Mental Health Fund Board and terms
3 thereof; and,

4 **WHEREAS**, the County Executive is desirous of making and the Jefferson County,
5 Missouri, Council is desirous of consenting to this Appointment in order to have a full and
6 functioning Jefferson County Community Mental Health Fund Board as and for the
7 Citizens of Jefferson County, Missouri; and,

8 **WHEREAS**, this appointment is in the best interest of the JCCMHFB and Jefferson
9 County, Missouri as a whole.

10 **THE JEFFERSON COUNTY MISSOURI COUNCIL RESOLVES AS**
11 **FOLLOWS:**

12 Section 1. The Jefferson County, Missouri, Council hereby consents to the
13 Nomination and Appointment of Dr. Kenneth Kilian (Doctor Designee) to the Jefferson
14 County Community Mental Health Fund Board, pursuant to **Executive Order 24-016**
15 attached hereto as Exhibit A as though fully set forth herein and pursuant to the terms and
16 conditions of the Home Rule Charter of Jefferson County, Missouri, with a term as follows:

17	Dr. Kenneth Kilian	Term to Expire	July 24, 2026
----	---------------------------	-----------------------	----------------------

18 Section 2: The nominee shall serve the term of this position and until the term
19 expires, or the nominee resigns or is removed from this position. If not reappointed on or
20 before the expiration of the nominee's term, the term shall end, and the individual shall
21 cease to be a sitting member of the Board and/or Commission appointed thereto.

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

**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, COUNCIL ON THIS 22ND DAY OF APRIL
2023, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, County Council, Executive Assistant

Reading Date: 04-22-2024

RESOLUTION NO.: R24-0404

INTRODUCED BY: COUNCIL MEMBER (s) _____

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

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

11 **WHEREAS,** the Assessor of Jefferson County, Missouri, has determined that
12 certain changes should be made to the Jefferson County, Missouri, tax records for the 2020,
13 2021, 2022, and 2023 tax years, due to erroneous assessments, defects, or mistakes in
14 Personal Property as set forth in Exhibit A which is attached hereto and incorporated herein
15 by reference: and,

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

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

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

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

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

10 Section 1. The corrections of errors, defects or mistakes in Personal Property
11 for the 2020, 2021, 2022 and 2023 tax years, as set forth in Exhibit A, which is attached
12 hereto and incorporated herein by this reference, shall be so modified to reflect the values
13 as set forth in Exhibit A and pursuant to Article III, Section 3.4.3.1 of the Home Rule
14 Charter of Jefferson County, Missouri.

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

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

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

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

**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: 04-22-2024

RESOLUTION NO.: R24-0405

INTRODUCED BY: COUNCIL MEMBER (s) _____

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

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

11 **WHEREAS,** the Assessor of Jefferson County, Missouri, has determined that
12 certain changes should be made to the Jefferson County, Missouri, tax records for the 2023
13 tax year, due to erroneous assessments, defects or mistakes in Real Property as set forth in
14 Exhibit A which is attached hereto and incorporated herein by reference: and,

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

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

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

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

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

10 Section 1. The corrections of errors, defects, or mistakes in Real Property for
11 the 2022 & 2023 tax years, as set forth in Exhibit A, which is attached hereto and
12 incorporated herein by this reference, shall be so modified to reflect the values as set forth
13 in Exhibit A and pursuant to Article III, Section 3.4.3.1 of the Home Rule Charter of
14 Jefferson County, Missouri.

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

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

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

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

**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: 04-22-2024

RESOLUTION NO.: R24-0406

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **A RESOLUTION AND ORDER DETERMINING THAT APPLICANT,**
2 **STEVEN V. ALTEPETER, IS ENTITLED TO THE SURPLUS PAID AT THE**
3 **COLLECTOR’S DELINQUENT TAX SALE IN 2021 AND APPROVING THE**
4 **PAYMENT OF SURPLUS TO THE APPLICANT.**

5 **WHEREAS,** at the August 2021 Delinquent Tax Sale, the Jefferson County
6 Collector of Revenue did sell, for non-payment of taxes, the real property with the parcel
7 number: 09-3.0-06.0.0-3-001-097.01 (hereinafter the “Property”); and

8 **WHEREAS,** a copy of the Tax Sale Certificate of Purchase is recorded in the land
9 records of Jefferson County, Missouri and incorporated herein via reference as if fully set
10 forth; and

11 **WHEREAS,** at said sale between the hours of 10 o’clock A.M. and 5 o’clock P.M.
12 on August 23, 2021 in the administration building of Jefferson County, the purchaser SWR
13 & ASSOCIATES, LLC was the high bidder at \$60,000.00 with such amount representing a
14 surplus of \$53,000.72; and

15 **WHEREAS,** pursuant to section 140.230, of the Revised Statutes of Missouri, when
16 there is a surplus, a county’s treasurer is directed to “place such moneys in the county
17 treasury to be held for the use and benefit of the person entitled to such moneys or to the
18 credit of the school fund of the county, to be held in trust for the lesser of a term of three
19 years or ninety days following the expiration of the redemption period for the lienholders of
20 record or for the publicly recorded owner or owners of the property sold at the time of the

1 delinquent land tax auction or their legal representatives. The surplus shall be first distributed
2 to the former lienholders of record, by priority of the former liens, if any, then to the former
3 owner or owners of the property. Lien priority shall be set as of the date of the tax sale. No
4 surplus funds shall be distributed to any party claiming entitlement to such funds, other than
5 as part of the redemption process, until ninety days have passed after the period of
6 redemption has expired [;]” and

7 **WHEREAS**, further pursuant to section 140.230 of the Revised Statutes of Missouri,
8 at the end of the three years, if any funds have not been distributed or called for as part of a
9 redemption or collector’s deed issuance, then such finds shall become a part of the permanent
10 school fund of the county; and

11 **WHEREAS**, accordingly, STEVEN V. ALTEPETER, on April 2, 2024, made
12 application to the Jefferson County Collector for the payment of the \$53,000.72 surplus; and

13 **WHEREAS**, an executed copy of the Application made to the Collector of Revenue
14 on April 2, 2024, is attached hereto and incorporated herein via reference as if fully set forth;
15 and

16 **WHEREAS**, the applicant, STEVEN V. ALTEPETER, has made proof of
17 entitlement to the surplus for the Property; and

18 **WHEREAS**, the application was made by STEVEN V. ALTEPETER prior to the
19 end of the three-year period described in the last sentence of Subsection 2 of Section
20 140.230, RSMo.

21 **NOW, THEREFORE, THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
22 **RESOLVES:**

1 Section 1: The County Council finds that the applicant, STEVEN V.
2 ALTEPETER, is entitled to the amount of \$53,000.72 said amount constituting the surplus
3 paid for the Property at the August 2021 Collector's Delinquent Tax Sale.

4 Section 2: The Treasurer of Jefferson County Missouri, shall make payment of
5 said surplus to applicant, STEVEN V. ALTEPETER.

6 Section 3: This Resolution and Order shall be in full force and in effect from and
7 after the date of its enactment.

8 Section 4: If any part of this Resolution and Order is invalid for any reason, such
9 invalidity shall not affect the remainder of this Resolution and Order.

[THIS SPACE LEFT INTENTIONALLY]

**THIS RESOLUTION 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 _____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS 22nd DAY OF APRIL,
2024, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 04-22-2024

RESOLUTION NO.: R24-0407

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **RESOLUTION AND ORDER OF THE JEFFERSON COUNTY, MISSOURI,**
2 **COUNTY COUNCIL TO SUPPORT THE MISSOURI STATE LEGISLATURE**
3 **AND/OR THE GOVERNOR OF THE STATE OF MISSOURI TO TAKE ACTIONS**
4 **NECESSARY TO ADDRESS THE ISSUE OF UNAUTHORIZED PERSONS**
5 **OCCUPYING PRIVATE RESIDENTIAL PROPERTY WITHOUT THE**
6 **OWNER’S PERMISSION, ALSO KNOWN AS “SQUATTING.”**

7 **WHEREAS**, the issue of unauthorized occupancy of private residential property is
8 increasing and becoming a problem nationwide; and,

9 **WHEREAS**, other States have enacted legislation or, are now in the process of
10 adopting legislation to curtail this growing issue for private residential property owners;
11 and,

12 **WHEREAS**, the Jefferson County, Missouri Council believes that it is in the best
13 interest of the private residential property owners of Jefferson County, Missouri for the
14 Missouri State Legislature and/or the Missouri Governor to take such action necessary to
15 protect the rights of private residential property owners; and,

16 **WHEREAS**, the Jefferson County, Missouri Council does not have the legislative
17 authority to enact legislation to address this condition in Jefferson County, Missouri.

1 **BE IT RESOLVED BY THE JEFFERSON COUNTY, MISSOURI,**
2 **COUNCIL, AS FOLLOWS:**

3 Section 1. The Jefferson County, Missouri Council strongly supports the
4 Missouri State Legislature and/or the Governor of the State of Missouri in taking any and
5 all action necessary to curtail the growing issue of squatting on private residential property
6 and to protect the rights of private residential property owners statewide.

7 Section 2. Copies of this Resolution and Order shall be kept on file at the
8 County Clerk's Office.

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

**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, Council Executive Assistant

Reading Date: 04-22-2024

BILL NO.: 24-0428

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s)_____

1 **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2024**
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**
3 **COUNTY, MISSOURI, AND SECTION 50.622 RSMO (2023) TO REFLECT THE**
4 **TRANSFER OF BUDGET FUNDS BETWEEN THE LAW ENFORCEMENT**
5 **RESERVE ACCOUNT AND LAW ENFORCEMENT RESERVE REVENUE**
6 **ACCOUNT.**

7 **WHEREAS**, the Sheriff's Division, Lt. Col. Timothy Whitney, requests that funds
8 in the amount of Thirty Thousand Dollars **(\$30,000.00)** be transferred from the Law
9 Enforcement Reserve Account, (215-9999-1015) to the Law Enforcement Reserve
10 Revenue Account, (215-9999-4002) to be used for the purpose of and in addition to the
11 grant funds received from Mo. Dept of Health and Senior Services to replace the Jail
12 Camera System critical for the safety and welfare of inmates and staff; and

13 **WHEREAS**, Article VII, Section 7.2.10 of the Home Rule Charter of Jefferson
14 County, Missouri, provides that if during the fiscal year the County Executive certifies that
15 there are revenues available for appropriation in excess of those estimated in the budget,
16 the County Council by Ordinance may make supplemental appropriations for the year up
17 to the amount of such excess; and

1 **WHEREAS**, Article VII, Section 7.2.13 of the Home Rule Charter of Jefferson
2 County, Missouri, permits the Jefferson Missouri, Council to transfer unencumbered funds
3 or balances within a Department; and

4 **WHEREAS**, both the County Executive and Auditor have certified that funds are
5 available for the proposed appropriation set forth herein; and

6 **WHEREAS**, the Sheriff's Division, Lt. Col. Timothy Whitney, requests that funds
7 in the amount of Thirty Thousand Dollars (**\$30,000.00**) be transferred from the Law
8 Enforcement Reserve Account, (215-9999-1015) to the Law Enforcement Reserve
9 Revenue Account, (215-9999-4002) to be allocated to the Law Enforcement Fund, Sheriff
10 Division, Other Capital Equipment (215-0387-5690) for the purpose of replacing the Jail
11 Camera System; and

12 **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment.

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

15 Section 1. The Budget of Law Enforcement for Jefferson County, Missouri, subject
16 to any and all budget limitations, shall be amended to reflect the excess funds available by
17 appropriating and transferring funds based upon certification of the County Executive as
18 follows: Thirty Thousand Dollars (**\$30,000.00**) be transferred from the Law Enforcement
19 Reserve Account, (215-9999-1015) to the Law Enforcement Reserve Revenue Account,
20 (215-9999-4002) to be allocated to the Law Enforcement Fund, Sheriff Division, Other
21 Capital Equipment (215-0387-5690) for the purpose of replacing the Jail Camera System

1 Section 2. The amounts in this Budget Amendment Ordinance shall only be used
2 for the purposes, accounts and account strings as identified herein and for no other purpose.

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

[THIS SPACE LEFT INTENTIONALLY 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 Barbagello	_____
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 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: _____
Deputy Clerk

First Reading: 04-22-2024

Second Reading:

Third Reading:

BILL NO.: 24-0429

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s)_____

1 **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2024**
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**
3 **COUNTY, MISSOURI, AND SECTION 50.622 RSMO (2023) TO REFLECT THE**
4 **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**
5 **AND THE APPROPRIATION THEREOF TO BE USED FOR JAIL CAMERA**
6 **SYSTEM.**

7 **WHEREAS,** Jefferson County, Missouri (“County”) has received additional
8 unanticipated revenue in the amount of One Hundred Fifty Six Thousand, Nine Hundred
9 and Forty Dollars (**\$156,940.00**) from the Missouri Department of Health and Senior
10 Services; and

11 **WHEREAS,** said additional funds will be placed in the Law Enforcement Fund,
12 Sheriff Division, Grant, Detection and Mitigation in Confinement Facilities (215-0380-
13 4300-0191). These funds were not included in the original submission of the 2024 budget;
14 and

15 **WHEREAS,** Section 50.622 RSMO (2023) and the Home Rule Charter of
16 Jefferson County, Missouri, permits a budget amendment to appropriate receipt of
17 additional funds not included at the time of budget adoption; and

1 **WHEREAS**, the Jail Division will use this funding to replace the jail camera
2 system; and

3 **WHEREAS**, the Jefferson County, Missouri Council approves of the budget
4 amendment and requests that funds received be appropriated in the amount of
5 **(\$156,940.00)** to Law Enforcement Fund, Jail Division, Other Capital Equipment (215-
6 0387-5690) and,

7 **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment;
8 and

9 **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at
10 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and
11 certifies, by the submission of this Bill, that there will be revenues available for the budget
12 amendment and appropriations therefrom for the use of the funds set forth herein during
13 the Fiscal Year 2024 received under the aforementioned distribution and therefore, request
14 that the Council take the necessary actions as set forth herein and requests that the
15 necessary budget amendments and appropriations be made in accordance with this
16 legislation and further advises the Council that the same is proper and necessary; and

17 **WHEREAS**, it is the best interest of the County to approve this budget amendment
18 and appropriate the funds accordingly to the Law Enforcement Fund, Jail Division, Other
19 Capital Equipment and; and

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

1 Section 1. The County hereby authorizes the County Executive and the County
2 Auditor to amend the original 2024 Budget in the amount of **(156,940.00)** by receiving
3 additional revenue from the Missouri Department of Health and Senior Services. These
4 funds will be placed in the Law Enforcement Fund, Jail Division, Grant, Other Capital
5 Equipment (215-0387-4300-5690).

6 Section 2. The County hereby revises the original 2024 Budget for certain
7 unanticipated funds received be appropriated in the amount of **(\$156,940.00)** to the Law
8 Enforcement Fund, Jail Division, Other Capital Equipment, Missouri Department of
9 Health, and Senior Services (215-0387-0059)

10 Section 3. The County Executive shall further be authorized to execute any,
11 and all documents and take any and all actions necessary to carry out the intent of this
12 Ordinance.

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

[THIS SPACE INTENTIONALLY 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 Barbagello	_____
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 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: _____
Deputy Clerk

First Reading: 04-22-2024

Second Reading:

Third Reading:

BILL NO.: 24-0430

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s)_____

1 **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2024**
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**
3 **COUNTY, MISSOURI, AND SECTION 50.622 RSMO (2023) TO REFLECT THE**
4 **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**
5 **AND THE APPROPRIATION THEREOF TO BE USED FOR PROFESSIONAL**
6 **SERVICES.**

7 **WHEREAS,** Jefferson County, Missouri (“County”) has received additional
8 unanticipated revenue in the amount of Two Hundred Forty Three Thousand, Four
9 Hundred Eighty Eight Dollars (\$243,488.00) from the Missouri Department of Public
10 Safety Grant. The grant period runs from 03-01-2024 to 07-31-2026 and therefore, the
11 request is to amend the 2024 budget by Sixty Thousand, Nine Hundred Dollars
12 **(\$60,900.00);** and

13 **WHEREAS,** said additional funds will be placed in the Law Enforcement Fund,
14 Sheriff Division, Grant, DPS Mental Health Coordinator (215-0380-4300-0192) These
15 funds were not included in the original submission of the 2024 budget; and

16 **WHEREAS,** Section 50.622 RSMO (2023) and the Home Rule Charter of
17 Jefferson County, Missouri, permits a budget amendment to appropriate receipt of
18 additional funds not included at the time of budget adoption; and

1 **WHEREAS**, the Sheriff Division will use this funding for a mental health
2 coordinator position during the grants project period of 03-01-2024 through 07-31-2026.

3 **WHEREAS**, the Jefferson County, Missouri Council approves of the budget
4 amendment and requests that funds received be appropriated in the amount of **(\$60,900.00)**
5 to Law Enforcement Fund, Sheriff Division, Professional Services, DPS Mental Health
6 Coordinator (215-0380-5219-0192); and

7 **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment;
8 and

9 **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at
10 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and
11 certifies, by the submission of this Bill, that there will be revenues available for the budget
12 amendment and appropriations therefrom for the use of the funds set forth herein during
13 the Fiscal Year 2024 received under the aforementioned distribution and therefore, request
14 that the Council take the necessary actions as set forth herein and requests that the
15 necessary budget amendments and appropriations be made in accordance with this
16 legislation and further advises the Council that the same is proper and necessary; and

17 **WHEREAS**, it is the best interest of the County to approve this budget amendment
18 and appropriate the funds accordingly to the Law Enforcement Fund, Sheriff Division; and

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

21 Section 1. The County hereby authorizes the County Executive and the County
22 Auditor to amend the original 2024 Budget in the amount of **(\$60,900.00)** by receiving

1 additional revenue from the Missouri Department of Public Safety Grant. These funds will
2 be placed in the Law Enforcement Fund, Sheriff Division, Grants, DPS Mental Health
3 Coordinator, (215-0380-4300-0192).

4 Section 2. The County hereby revises the original 2024 Budget for certain
5 unanticipated funds received to be appropriated in the amount of (\$60,900.00) to the Law
6 Enforcement Fund, Sheriff Division, Professional Services, DPS Mental Health
7 Coordinator (215-0380-5219-0192).

8 Section 3. The County Executive shall further be authorized to execute any,
9 and all documents and take any and all actions necessary to carry out the intent of this
10 Ordinance.

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.

[THIS SPACE LEFT INTENTIONALLY 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 Barbagello	_____
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 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: _____
Deputy Clerk

First Reading: 04-22-2024

Second Reading:

Third Reading:

BILL NO.: 24-0431

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC24009 A REVISED**
2 **DEVELOPMENT PLAN APPROVAL FOR BOMMARITO STORAGE**
3 **LOCATED IN COUNCIL DISTRICT 2.**

4 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
5 Jefferson County, Missouri on March 28, 2024, on Application/Petition Number
6 PC24009 for a revised development plan for Bommarito Storage on the following
7 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel
8 Number: 02-1.0-11.0-2-001-006.17; and

9 **WHEREAS**, the record of the March 28, 2024, hearing and the recommendation
10 of the Planning and Zoning Commission have been filed with the Jefferson County,
11 Missouri, Council; and

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

15 a. Jefferson County Planning Division Staff Report to the Planning
16 and Zoning Commission recommending approval of the application and the case
17 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.

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

19 g. The requested development plan, as conditioned and modified by
20 this Ordinance, is consistent with the UDO in that the development plan will not
21 impede the normal and orderly development and improvement of the surrounding
22 property.

1 h. The requested development plan, as conditioned and modified by
2 this Ordinance, is consistent with the UDO in that the development plan
3 incorporates adequate ingress and egress and an internal drive network that
4 provides for the efficient flow of traffic.

5 i. The modification to Section 400.4100 (A) (3) (c) and 400.2620,
6 relief from the requirement to maintain a 125' offset between driveways, as
7 depicted in the development plan, and as conditioned by this Ordinance, is in the
8 best interest of the County in that the modification incorporates sound planning
9 principles and design elements that are compatible with surrounding properties
10 and are consistent throughout the proposed project.

11 j. The modifications to Section 400.4750, relief from the requirement
12 of providing buffer screening due to flood hazards, as depicted in the
13 development plan, and as conditioned by this Ordinance, are in the best interest of
14 the County in that the modifications further the stated goals and intent of the
15 UDO.

16 k. The requested modifications to Section 400.4100(A)(5)(a)(1) –
17 Design and Improvement of Parking Lots- are not in the best interest of the
18 County in that the modifications do not further the stated goals and intent of the
19 UDO.

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

1 Section 1. Application Number: PC24009 an application for a revised
2 development plan for Bommarito Storage on the following described real estate located
3 in Jefferson County, State of Missouri, to-wit: Parcel Number: 02-1.0-11.0-2-001-006.17,
4 is hereby approved subject to the following modifications, regulatory requirements,
5 departmental comments, and the following conditions of approval:

6 **Modifications:**

- 7 1. Approval of the requested modification from Section 400.2620 and Section
8 400.4100 (A) (3) (c) – Corner Clearance – to allow relief for the two (2) proposed
9 entrances in regard to driveway offset conflicts.
- 10 2. Approval with Condition of the requested modification from Section 400.4750 –
11 Minimum Screen Requirements – with the condition the existing vegetation
12 remain as shown on the submitted plan.
- 13 3. Denial of relief from UDO Section 400.4100 (A) (5) (a) (1). Design and
14 Improvement of Parking Lots.

15 **Regulatory Requirements**

16 *Permitted Uses*

17 Construction Contractor (with machinery, equipment, and storage),
18 Building Contractor Office

19 *Floor Area, Height, and other Building Requirements*

20 Maximum Area Ratio: 0.55 FAR

21 Maximum Structure Height: 70 feet

22 *Site Development*

Required Setbacks:

Front Yard: 20 feet

Side Yard: 15 feet

Rear Yard: 20 feet

Design Standards

The development shall comply with the Suburban Design Standards in accordance with Article VII of the Jefferson County Unified Development Order, except as specifically modified by this Ordinance.

Access

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

Parking

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

Signs

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

Lighting

Lighting that by color, placement or design resembles or conflicts with traffic control signs is prohibited. No lighting shall be permitted to shine on adjoining property owners.

Landscaping

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

3 *Stormwater and Erosion and Sediment Control*

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

7 *Geotechnical*

8 A geotechnical study prepared by an Engineer licensed in the State of
9 Missouri shall be required where there is more than 5 feet of cut or 5 feet
10 of fill or slopes greater than 3:1. Where grades are proposed at slopes than
11 3:1 slope stability must be addressed in the study.

12 *Noise*

13 No operation shall be carried on that involves noise in excess of the
14 normal traffic noise of the adjacent street at the time of the daily peak hour
15 of traffic volume. Noise shall be measured at the property line and when
16 the level of this noise cannot be determined by observation with the
17 natural senses, a suitable instrument may be used, and measurement may
18 include breakdowns into a reasonable number of frequency ranges. All
19 noise shall be muffled so as not to be objectionable due to intermittence,
20 beat frequency or shrillness.

21 **Conditions of Approval:**

- 1 1. A Site Development Plan shall be submitted to the Jefferson County Planning
2 Division in accordance with the Unified Development Order (UDO) of Jefferson County.
3
- 4 2. A copy of the approved Development Plan incorporating any conditions and
5 approved modifications shall be attached to each set of Site Development plans
6 submitted.
- 7 3. All improvements required in the Development Plan and Site Development Plan
8 must be installed or an escrow accepted for all incomplete items prior to occupancy of the
9 buildings for each phase.
- 10 4. If more than one (1) acre of land is being disturbed, the proposed development
11 will require a Jefferson County Land Disturbance Permit.
- 12 5. No solid waste may be stored on the property.
- 13 6. The previously approved Floodplain Development Permit was for grading only.
14 Numerous structures (containers, lights, storage tanks) have been placed within the
15 floodplain/floodway in violation of the Flood Damage Prevention Ordinance. A new
16 Floodplain Development Permit must be applied for, and unapproved structures must be
17 removed.
- 18 7. Storage containers and other structures not shown on the development plan must
19 be removed.
- 20 8. All improvements which were required by the original approval shall be installed
21 prior to any occupancy or use of the proposed new structure.

22 Section 2. The zoning map of Jefferson County, Missouri shall be

1 amended by changing the area where said real estate is located on the map with the
2 marking “PC24009.”

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

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

[THIS SPACE LEFT INTENTIONALLY 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

Cherylynn 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 _____
Deputy Clerk

First Reading: 04-22-2024

Second Reading:

Third Reading:

BILL NO.: 24-0432

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE PROPOSING AN AMENDMENT TO THE HOME RULE**
2 **CHARTER OF JEFFERSON COUNTY, MISSOURI, TO BE PLACED ON THE**
3 **NOVEMBER 5, 2024, GENERAL ELECTION BALLOT TO ESTABLISH TERM**
4 **LIMITS FOR THE JEFFERSON COUNTY, MISSOURI, COUNTY EXECUTIVE**
5 **AND THE JEFFERSON COUNTY, MISSOURI COUNCIL MEMBERS.**

6 **WHEREAS**, on November 4, 2008, the voters of Jefferson County, Missouri
7 approved the Home Rule Charter of Jefferson County, Missouri (“Charter”); and

8 **WHEREAS**, Article XI, Sections 11.1.1 of the Charter states, “The County Council
9 may be Ordinance adopted by the affirmative vote of 2/3rds of All Council Votes submit a
10 proposition to amend the Charter to Registered Voters at the next ensuing general election
11 that is not less than 90 days after the vote by the County Council[;]” and

12 **WHEREAS**, Article III, Section 3.2 does not put limits on the number of terms a
13 Council Member may serve; and

14 **WHEREAS**, Article IV, Section 4.2 does not put limits on the number of terms a
15 County Executive may serve; and

16 **WHEREAS**, the Jefferson County, Missouri Council believes it is in the best interest
17 of Jefferson County residents to propose the issue of term limits on the positions of Council
18 Member and County Executive at the next General Election.

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

1 Section 1: Pursuant to the authority granted by, and subject to, the provisions of
2 Article XI, Sections 11.1.1 of the Charter, the Jefferson County, Missouri, Council proposes
3 the following language be placed on the ballot for the November 5, 2024, General Election
4 for consideration by all registered voters of Jefferson County, Missouri:

5 **Shall Article III, Section 3.2 of the Home Rule Charter of Jefferson County,**
6 **Missouri be amended to add a new Section 3.2.5 to state, “All persons who are elected**
7 **as a Council Member are limited to three (3) terms, of four years each, for a total of**
8 **twelve (12) years, unless a person is appointed to fill a vacancy, whereby he or she is**
9 **limited to three (3) terms of four (4) years plus the time spent filling, at the most, one**
10 **vacancy appointment.” to become effective at the next General Election in 2025?**

11 YES ☐

12 NO ☐

13 **If you are in favor of the question, place an “X” in the box next to “YES”. If**
14 **you are opposed to the question, place an “X” in the box next to “NO”.**

15 **Shall Article IV, Section 4.2 of the Home Rule Charter of Jefferson County,**
16 **Missouri be amended (amendment underlined) to state, “The County Executive is to be**
17 **elected at large at the general election in November, 2010 and at general elections**
18 **thereafter, for terms of four years, not to exceed four (4) terms for a total of sixteen (16)**
19 **years, each that begin on the January 1st following his or her election, unless a person is**
20 **appointed to fill a vacancy, whereby he or she is limited to four (4) terms of four (4)**
21 **years plus the time spent filling, at the most, one vacancy appointment.”, to become**
22 **effective at the next General Election in 2025?**

1 **YES** ☐

2 **NO** ☐

3 **If you are in favor of the question, place an “X” in the box next to “YES”. If**
4 **you are opposed to the question, place an “X” in the box next to “NO”.**

5 Section 2: Upon approval of 4/7ths of the votes cast on the proposition, the
6 proposed amendment is to be deemed adopted and will become effective on the date
7 specified in the proposed amendment, as per Article XI, Section 11.1.1.

8 Section 3: The Jefferson County, Missouri, Council hereby requests that the
9 County Clerk of the County of Jefferson, Missouri, as the Election Authority for the County
10 and the election officials under her direction and control place this proposition on the
11 November 5, 2024, General Election ballot as per this Ordinance.

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

15 Section 6: A copy of this Ordinance and all exhibits, if any, shall be kept on file
16 at the County Clerk’s Office consistent with the rules and procedures for the maintenance
17 and retention of records as promulgated by the Secretary of State.

**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 Administrative 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: 4-22-2024

Second Reading:

Third Reading:

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: 04-22-2024

Third Reading: 04-22-2024

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: 04-22-2024

Third Reading: 04-22-2024

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: 04-22-2024

Third Reading: 04-22-2024

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: 04-22-2024

Third Reading: 04-22-2024

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: 04-22-2024

Third Reading: 04-22-2024

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: 04-22-2024

Third Reading: 04-22-2024

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: 04-22-2024

Third Reading: 04-22-2024

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: 04-22-2024

Third Reading: 04-22-2024