



COUNTY COUNCIL NOTICE OF A REGULAR MEETING

Notice is hereby given that the Jefferson County, Missouri, Council will conduct a Regular Meeting on Monday, June 10, 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 May 28, 2024, Journal – Regular Meeting
 - B. Approval of the June 03, 2024, Journal – Work Session
- IX. PUBLIC HEARING
- X. REPORTS FROM COUNTY EXECUTIVE
- XI. RECONSIDERATION OF BILLS
- XII. CONSIDERATION OF VETOED BILLS
- XIII. CONSENT AGENDA

Bill No. 24-0601 - 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 Administration Center Generator 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 Public Works*)

Bill No. 24-0602 - 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 EDC Siding, Windows, Gutter And Soffits 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 Public Works*)



(Consent Agenda, Continued)

Bill No. 24-0603 - An Ordinance Authorizing Jefferson County, Missouri To Accept The Award For The State Of Missouri, Office Of The Secretary Of State 2024 Election Efficiency Grant And Authorizing The County Executive To Execute The Documents Necessary For The County To Participate In Said Grant. *(Department of the County Clerk)*

Bill No. 24-0604 - 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 Elevator Maintenance, Repair & Renovation 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 Public Works)*

Bill No. 24-0605 - 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 Lube Oils, Antifreeze And Grease 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 Public Works)*

Bill No. 24-0606 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Highway Salt 2023, Department Of Public Works. *(Department of the Public Works)*

XIV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XV. CONSIDERATION OF RESOLUTIONS

Resolution No. R24-0601 - Resolution And Order Of The Jefferson County, Missouri, Council To Approve The Nomination And Reappointment Of Robert Reed To The Code Commission For Jefferson County, Missouri, And Terms Thereof. *(County Executive)*

Resolution No. R24-0602 - 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. R24-0603 - A Resolution And Order Of The Jefferson County, Missouri, County Council Declaring Certain Property As Surplus And/Or Scrap And Providing The Authorization For The Disposal Of Said Property By The County Executive, And/Or Purchasing Agent Of The Jefferson County, Missouri, At The Best And Most Advantageous Terms To The County. *(Department of Administration)*

Resolution No. R24-0604 - Resolution And Order Of The Jefferson County, Missouri, County Council Authorizing The Use Of Twenty-Eight Thousand Dollars (\$28,000) From The Budget Of The Council To Be Used For The Salary Of A Legal Assistant For The County Counselor's Office For The Purpose Of Assisting With The Legislative Needs Of The Council. *(County Counselor)*



XVI. INTRODUCTION OF BILLS

XVII. PERFECTION OF BILLS

Bill No. 24-0537 - An Ordinance Of The Jefferson County, Missouri, Council To Enlarge The Jefferson County Public Sewer District Boundaries To Include The City Of Olympian Village, Missouri. *(County Counselor)*

Bill No. 24-0538 - An Ordinance Approving Application CU24018 For The Issuance Of A Conditional Use Permit For The Operation Of A Sawmill In A Rural/Agricultural (RA5) Zone District Located In Council District 6. *(Department of County Services and Code Enforcement)*

Bill No. 24-0539 - An Ordinance Approving Application PC24022 To Rezone Two Parcels From Single-Family Residential (R20) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Johnny's Hideout Located In Council District 1. *(Department of County Services and Code Enforcement)*

Bill No. – 24-0540 - An Ordinance Approving Application PC24023 To Rezone A Parcel From Neighborhood Commercial (NC1) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Force Cable Located In Council District 7. *(Department of County Services and Code Enforcement)*

Bill No. – 24-0541 – An Ordinance Vacating An Easement Across Lot 2 Of Timber Lake Acres Subdivision, Being A Division Of Lot 15 Of Autumn Ridge, As Recorded In Plat Book 140, Page 2b Of The Land Records Of Jefferson County, Missouri, Located In Section 9, Township 39 North, Range 6 East, Lying Outside The Limits Of Any Incorporated Town, Village Or City, And Being In Council District 6. *(County Counselor)*

XVIII. FINAL PASSAGE OF BILLS

Bill No. 24-0537 - An Ordinance Of The Jefferson County, Missouri, Council To Enlarge The Jefferson County Public Sewer District Boundaries To Include The City Of Olympian Village, Missouri. *(County Counselor)*

Bill No. 24-0538 - An Ordinance Approving Application CU24018 For The Issuance Of A Conditional Use Permit For The Operation Of A Sawmill In A Rural/Agricultural (RA5) Zone District Located In Council District 6. *(Department of County Services and Code Enforcement)*

Bill No. 24-0539 - An Ordinance Approving Application PC24022 To Rezone Two Parcels From Single-Family Residential (R20) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Johnny's Hideout Located In Council District 1. *(Department of County Services and Code Enforcement)*

Bill No. – 24-0540 - An Ordinance Approving Application PC24023 To Rezone A Parcel From Neighborhood Commercial (NC1) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Force Cable Located In Council District 7. *(Department of County Services and Code Enforcement)*

JEFFERSON COUNTY, MISSOURI

(Final Passage of Bills, continued)

Bill No. – 24-0541 – An Ordinance Vacating An Easement Across Lot 2 Of Timber Lake Acres Subdivision, Being A Division Of Lot 15 Of Autumn Ridge, As Recorded In Plat Book 140, Page 2b Of The Land Records Of Jefferson County, Missouri, Located In Section 9, Township 39 North, Range 6 East, Lying Outside The Limits Of Any Incorporated Town, Village Or City, And Being In Council District 6. *(County Counselor)*

XIX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

XX. OTHER MATTERS

A. Motion To Acknowledge Receipt Of The Jefferson County Treasurer's Monthly Settlement And Financial Report For April, 2024 And To Place On File In The County Clerk's Office.

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.

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 ADMINISTRATION CENTER GENERATOR 2024; AND**
5 **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**
6 **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**
7 **AWARD OF THE BIDS AND PROPOSALS.**

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, Division of Facility Services has determined that certain bids

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Southeast Services for a term from date
5 of approval to 6-9-25 upon approval for **up to \$139,881.77 per term, for total amount**
6 **not to exceed \$139,881.77 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 Administration Center Generator 2024

14 TERM

15 date of approval to 6-9-25

16 AMOUNT

17 **Up to \$139,881.77 per term,**

18 **for total amount not to exceed \$139,881.77 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 Southeast Services

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 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: 06-10-2024

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Boyer Building & Design, Inc., for a term
5 from date of approval to 6-9-25 upon approval for **up to \$55,000.00 per term, for total**
6 **amount not to exceed \$55,000.00 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 EDC Siding, Windows, Gutter and Soffits 2024

14 TERM

15 date of approval to 6-9-25

16 AMOUNT

17 **Up to \$55,000.00 per term,**

18 **for total amount not to exceed \$55,000.00 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 Boyer Building & Design, 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.

**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: 06-10-2024

BILL NO.: 24-0603

ORDINANCE NO.: 24- ____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI TO**
2 **ACCEPT THE AWARD FOR THE STATE OF MISSOURI, OFFICE OF THE**
3 **SECRETARY OF STATE 2024 ELECTION EFFICIENCY GRANT AND**
4 **AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE THE DOCUMENTS**
5 **NECESSARY FOR THE COUNTY TO PARTICIPATE IN SAID GRANT.**

6 **WHEREAS**, Jefferson County, Missouri (hereafter the “County”) is currently a
7 recipient of the 2023 Election Efficiency Grant; and

8 **WHEREAS**, said grant is administered by the State of Missouri, Office of the
9 Secretary of State; and

10 **WHEREAS**, the County was awarded the 2024 Election Efficiency Grant
11 administered by the State of Missouri, Office of the Secretary of State; and

12 **WHEREAS**, a goal associated with the grant is to hire temporary personnel; and

13 **WHEREAS**, another goal associated with the grant is the purchasing of equipment
14 and supplies for polling place improvements; and

15 **WHEREAS**, another goal associated with the grant is to perform routine list
16 maintenance activities to update voter record status and address; and

17 **WHEREAS**, another goal associated with the grant is maintenance and programing
18 cost of voting equipment; and

1 **WHEREAS**, a goal of the grant is to purchase certified voting equipment and
2 replacement parts; and

3 **WHEREAS**, another goal of the grant is to improve polling place accessibility; and

4 **WHEREAS**, the County, based on the recommendation of Jefferson County
5 Department of the County Clerk, has been awarded the 2024 Election Efficiency Grant for
6 an amount not to exceed Thirty Thousand, Four Hundred Nine Dollars 26/100
7 (\$30,409.26), subject to budgetary limitations.

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

10 Section 1. The County shall participate in the 2024 Election Efficiency Grant
11 for an amount not to exceed Thirty Thousand, Four Hundred Nine Dollars 26/100
12 (\$30,409.26) subject to budgetary limitations.

13 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
14 County Executive to execute the agreement incorporated by Reference as Exhibit “A” and
15 any agreements or contracts necessary to effectuate the participation in the grant.

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

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

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

3 Section 6. If any part of this Ordinance is invalid for any reason, such invalidity
4 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, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 06-10-2024

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Schindler Elevator Corporation for a term
5 from date of 6-22-24 to 6-21-26 upon approval for **up to \$300,000.00 per term, for total**
6 **amount not to exceed \$300,000.00 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 Elevator Maintenance, Repair & Renovation 2024

14 TERM

15 6-22-24 to 6-21-26

16 AMOUNT

17 **Up to \$300,000.00 per term,**

18 **for total amount not to exceed \$300,000.00 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 Schindler Elevator Corporation

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 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: 06-10-2024

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Bauman Oil Distributors, Inc., for a term
5 from date of approval to 6-9-25 upon approval for **up to \$50,000.00 per term, for total**
6 **amount not to exceed \$50,000.00 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 Lube Oils, Antifreeze and Grease 2024

14 TERM

15 date of approval to 6-9-25

16 AMOUNT

17 **Up to \$50,000.00 per term,**

18 **for total amount not to exceed \$50,000.00 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 Bauman Oil Distributors, 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.

**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: 06-10-2024

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

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

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

Council Member District 1, Brian Haskins _____

Council Member District 2, 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: 06-10-2024

RESOLUTION NO.: R24-0601

INTRODUCED BY: COUNCIL MEMBER(s)_____

1 **RESOLUTION AND ORDER OF THE JEFFERSON COUNTY, MISSOURI,**
2 **COUNCIL TO APPROVE THE NOMINATION AND REAPPOINTMENT OF**
3 **ROBERT REED TO THE CODE COMMISSION FOR JEFFERSON COUNTY,**
4 **MISSOURI, AND TERMS THEREOF.**

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

9 **WHEREAS**, Executive Order **24-037** (attached hereto as Exhibit “A”) of the
10 Jefferson County, Missouri, County Executive authorized the Nomination and
11 Reappointment of Robert Reed to the Code Commission for Jefferson County, Missouri.

12 **WHEREAS**, there exists by Charter Authority at Section 6.3 and by Ordinance a
13 Code Commission for Jefferson County, Missouri. Appointments for and to the Code
14 Commission of Jefferson County, Missouri, are governed by the Home Rule Charter of
15 Jefferson County, Missouri; and,

16 **WHEREAS**, the Code Commission is charged with reviewing all building codes
17 and related ordinances adopted by the County Council and proposing to the County Council
18 for adoption by ordinance any modification or repeal of those building codes and
19 ordinances that the Code Commission determines is necessary or appropriate, which

1 proposals shall include the Commissioners' findings based upon reasonably available
2 information considering the public benefits to be derived and the costs of enforcement and
3 compliance, including increases in costs of construction; and with hearing and determining
4 violations of those codes which are investigated and enforced by the Jefferson County
5 Department of County Services and Code Enforcement, upon the filing of a complaint by
6 the Jefferson County Department of County Services and Code Enforcement; and

7 **WHEREAS**, Robert Reed has the proper and necessary qualifications and
8 background to serve as a member of the Code Commission of Jefferson County, Missouri;
9 and,

10 **WHEREAS**, it is in the best interest of the Code Commission of Jefferson County,
11 Missouri, for the citizens of Jefferson County, Missouri, and for the citizen named herein
12 to be nominated, reappointed and approved by the County Executive and the Jefferson
13 County, Missouri, Council; and,

14 **WHEREAS**, the County Executive is desirous of making and the Jefferson County,
15 Missouri, Council is desirous of consenting to this reappointment in order to have a full
16 and functioning Code Commission of Jefferson County, Missouri, as and for the Citizens
17 of Jefferson County, Missouri.

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

20 Section 1. The Jefferson County, Missouri, Council hereby consents to the
21 Nomination and Reappointment of Robert Reed to the Code Commission for Jefferson
22 County, Missouri, with a term as follows:

1	Robert Reed	Term to Expire	July 26, 2027
---	--------------------	-----------------------	----------------------

2 Section 2: This Resolution and Order along with Executive Order **24-037**
3 (attached hereto as Exhibit “A”) shall be in full force and effect from and after the date of
4 its enactment. If any part of this Resolution and Order is invalid for any reason, such
5 invalidity shall not affect the remainder of the Resolution and Order.

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

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

[THIS SPACE LEFT INTENTIONALLY BLANK]

**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 10th DAY OF JUNE
2024, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 06-10-2024

RESOLUTION NO.: R24-0602

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

1 mistakes in Personal Property as set forth in Exhibit A which is attached hereto and
2 incorporated herein by reference as though fully set forth herein; and,

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

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

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

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

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

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

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

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

3 Section 5. If any part of this Resolution and Order is invalid for any reason,
4 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 10th DAY OF
JUNE, 2024, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, County Council, Executive Assistant

Reading Date: 06-10-2024

RESOLUTION NO.: R24-0603

INTRODUCED BY: COUNCIL MEMBER(s)_____

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

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

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

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

16 FOUR (4) UPS BATTERY SUPPLY’S (SN: AS1411130218, JS0552028938,
17 JS0604013619, JS0517039410)

18 ONE (1) APC BATTERY PACK (IDENTIFING NO: WS0322130286)

19 ONE (1) APC SMART UPS BATTERY SUPPLY (SN: AS0321322509)

1 ONE (1) APC UPS SHARE BATTERY PACK (SN: JA06209810)
2 ONE (1) APC TRANSFER SWITCH (SN: 5A1627T55978)
3 ONE (1) HP LASERJET PRO M402DN PRINTER (SN: JPBDZ34802)
4 ONE (1) DVD DUPLICATOR KANGURU (IT TAG: IT801389)
5 ONE (1) 3 COM SWITCH (IT TAG:: IT800767)
6 ONE (1) HP PRODESK PC (SN: MXL60914C9)
7 TWO (2) DELL OPTIPLEX 3060 PC'S (SN: BBD3PX2, BBJ3PX2)
8 TWO (2) DELL OPTIPLEX 3050 I5-7500 PC'S (SN: 1N197P2, 1PFC7P2)
9 TWO (2) LEXMARK MS810DN PRINTERS (SN: 406326990336V,
10 40636C6603240)
11 ONE (1) ACER V193W BB MONITOR (IT TAG: IT801849)
12 ONE (1) PROVIEW PL766S MONITOR (IT TAG: IT800204)
13 TWO (2) PRINCETON LCD1908 MONITORS (IT TAG: IT801650, IT801656)
14 ONE (1) ACER AL2223W MONITOR (IT TAG: IT801121)
15 ONE (1) HP LASERJET P1505 PRINTER (IT TAG: IT801414)
16 ONE (1) FUJITSU FI-6130Z SCANNER (IT TAG: IT802614)
17 ONE (1) FUJITSU FI-614PR PRINTER (IT TAG: IT802615)
18 ONE (1) EPSON TM S2000MJ CHECK READER (IT TAG: IT804033)
19 TWO (2) DELL OPTIPLEX GX520 P4 PC (IT TAG: IT800790, IT800812)
20 ONE (1) HP XW4400 INTEL 6300 PC (IT TAG: IT801128)
21 ONE (1) DELL POWEREDGE R420 SERVER (IT TAG: IT802451)
22 ONE (1) DELL POWEREDGE R320 SERVER (IT TAG: IT802814)

1 ONE (1) DELL POWEREDGE R730 E5-2630 SERVER (IT TAG: IT803440)
2 ONE (1) DELL POWEREDGE R720 SERVER (IT TAG: IT802815)
3 ONE (1) EMC DATA DOMAIN DD2500 SERVER (COUNTY TAG: 01548)
4 ONE (1) DELL R720 SERVER (COUNTY TAG: 01547)
5 ONE (1) DELL MD1200 SERVER (COUNTY TAG: 01546)
6 ONE (1) SPECTRA LOGIC T50 E SERVER (COUNTY TAG: 00001)
7 ONE (1) CANON DR7580 SCANNER (IT TAG: IT801231)
8 ONE (1) HP LASERJET 4200 PRINTER (IT TAG: IT800085)
9 TWO (2) DELL LATITUDE 3500 LAPTOP (IT TAG: IT804195, IT804205)
10 ONE (1) EATON UPS (COUNTY TAG: 01524)
11 ONE (1) 3 COM SWITCH (COUNTY TAG: 01150)
12 ONE (1) A5800 SWITCH (COUNTY TAG: 01145)
13 ONE (1) HP A5820X SWITCH (COUNTY TAG: 01147)
14 SIX (6) HP/H3C SWITCHES (COUNTY TAG: 01539, 01541, 01537, 01543,
15 01538, 01542)
16 SIXTEEN (16) SAMSUNG CHROMEBOOKS (COUNTY TAG: 01639, 01640,
17 01641, 01642, 01643, 01644, 01645, 01646, 01647, 01648, 01649, 01650, 01651, 01652,
18 01653, 01654)
19 THREE (3) DELL LATITUDE 3590 LAPTOPS (COUNTY TAG: 15260, 02269,
20 02271)
21 ONE (1) DELL POWEREDGE R710 SERVER (COUNTY TAG: 00006)

1 FOUR (4) DELL LATITUDE 3500 LAPTOPS (COUNTY TAG: 02661, 02662,
2 02664, 02672)

3 ONE (1) GBC SHREDMASTER PAPER SHREDDER (SN: MPI2548)

4 ONE (1) CISCO SWITCH (SN: JMX1926Z06K)

5 TWO (2) NETVU VIDEO RECORDER (SN: DM1928001001, DM1909004002)

6 FOUR (4) APPLE IPAD'S (SN: DN6GQWFLDFHW, DR5JK0FSDFJ1,
7 DMPGQ69VDFHW, DMPGQ6VADFHW)

8 TWO (2) PLANAR MONITORS (COUNTY TAG: IT803172, IT802840)

9 ONE (1) ACER MONITOR (COUNTY TAG: IT802574)

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

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

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

17 FOUR (4) UPS BATTERY SUPPLY'S (SN: AS1411130218, JS0552028938,
18 JS0604013619, JS0517039410)

19 ONE (1) APC BATTERY PACK (IDENTIFING NO: WS0322130286)

20 ONE (1) APC SMART UPS BATTERY SUPPLY (SN: AS0321322509)

21 ONE (1) APC UPS SHARE BATTERY PACK (SN: JA06209810)

22 ONE (1) APC TRANSFER SWITCH (SN: 5A1627T55978)

1 ONE (1) HP LASERJET PRO M402DN PRINTER (SN: JPBDZ34802)
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3 ONE (1) 3 COM SWITCH (IT TAG:: IT800767)
4 ONE (1) HP PRODESK PC (SN: MXL60914C9)
5 TWO (2) DELL OPTIPLEX 3060 PC'S (SN: BBD3PX2, BBJ3PX2)
6 TWO (2) DELL OPTIPLEX 3050 I5-7500 PC'S (SN: 1N197P2, 1PFC7P2)
7 TWO (2) LEXMARK MS810DN PRINTERS (SN: 406326990336V,
8 40636C6603240)
9 ONE (1) ACER V193W BB MONITOR (IT TAG: IT801849)
10 ONE (1) PROVIEW PL766S MONITOR (IT TAG: IT800204)
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12 ONE (1) ACER AL2223W MONITOR (IT TAG: IT801121)
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15 ONE (1) FUJITSU FI-614PR PRINTER (IT TAG: IT802615)
16 ONE (1) EPSON TM S2000MJ CHECK READER (IT TAG: IT804033)
17 TWO (2) DELL OPTIPLEX GX520 P4 PC (IT TAG: IT800790, IT800812)
18 ONE (1) HP XW4400 INTEL 6300 PC (IT TAG: IT801128)
19 ONE (1) DELL POWEREDGE R420 SERVER (IT TAG: IT802451)
20 ONE (1) DELL POWEREDGE R320 SERVER (IT TAG: IT802814)
21 ONE (1) DELL POWEREDGE R730 E5-2630 SERVER (IT TAG: IT803440)
22 ONE (1) DELL POWEREDGE R720 SERVER (IT TAG: IT802815)

1 ONE (1) EMC DATA DOMAIN DD2500 SERVER (COUNTY TAG: 01548)
2 ONE (1) DELL R720 SERVER (COUNTY TAG: 01547)
3 ONE (1) DELL MD1200 SERVER (COUNTY TAG: 01546)
4 ONE (1) SPECTRA LOGIC T50 E SERVER (COUNTY TAG: 00001)
5 ONE (1) CANON DR7580 SCANNER (IT TAG: IT801231)
6 ONE (1) HP LASERJET 4200 PRINTER (IT TAG: IT800085)
7 TWO (2) DELL LATITUDE 3500 LAPTOP (IT TAG: IT804195, IT804205)
8 ONE (1) EATON UPS (COUNTY TAG: 01524)
9 ONE (1) 3 COM SWITCH (COUNTY TAG: 01150)
10 ONE (1) A5800 SWITCH (COUNTY TAG: 01145)
11 ONE (1) HP A5820X SWITCH (COUNTY TAG: 01147)
12 SIX (6) HP/H3C SWITCHES (COUNTY TAG: 01539, 01541, 01537, 01543,
13 01538, 01542)
14 SIXTEEN (16) SAMSUNG CHROMEBOOKS (COUNTY TAG: 01639, 01640,
15 01641, 01642, 01643, 01644, 01645, 01646, 01647, 01648, 01649, 01650, 01651, 01652,
16 01653, 01654)
17 THREE (3) DELL LATITUDE 3590 LAPTOPS (COUNTY TAG: 15260, 02269,
18 02271)
19 ONE (1) DELL POWEREDGE R710 SERVER (COUNTY TAG: 00006)
20 FOUR (4) DELL LATITUDE 3500 LAPTOPS (COUNTY TAG: 02661, 02662,
21 02664, 02672)
22 ONE (1) GBC SHREDMASTER PAPER SHREDDER (SN: MPI2548)

1 ONE (1) CISCO SWITCH (SN: JMX1926Z06K)
2 TWO (2) NETVU VIDEO RECORDER (SN: DM1928001001, DM1909004002)
3 FOUR (4) APPLE IPAD'S (SN: DN6GQWFLDFHW, DR5JK0FSDFJ1,
4 DMPGQ69VDFHW, DMPGQ6VADFHW)
5 TWO (2) PLANAR MONITORS (COUNTY TAG: IT803172, IT802840)
6 ONE (1) ACER MONITOR (COUNTY TAG: IT802574)

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

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

16 Section 4. If any part of this Resolution is found to be invalid for any reason,
17 such invalidity shall not affect the remainder of this Resolution.

18
19
20
21
22

**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 10th DAY OF JUNE,
2024, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, Council Administrative Assistant

Reading Date: 06-10-2024

RESOLUTION NO.: R24-0604

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **RESOLUTION AND ORDER OF THE JEFFERSON COUNTY, MISSOURI,**
2 **COUNTY COUNCIL AUTHORIZING THE USE OF TWENTY-EIGHT**
3 **THOUSAND DOLLARS (\$28,000) FROM THE BUDGET OF THE COUNCIL TO**
4 **BE USED FOR THE SALARY OF A LEGAL ASSISTANT FOR THE COUNTY**
5 **COUNSELOR’S OFFICE FOR THE PURPOSE OF ASSISTING WITH THE**
6 **LEGISLATIVE NEEDS OF THE COUNCIL.**

7 **WHEREAS,** the Department of the County Counselor currently provides the
8 County Council with legal services; and,

9 **WHEREAS,** the Department of the County Counselor desires to hire a legal
10 assistant in order to assist the County Council and with other duties assigned by the County
11 Counselor; and,

12 **WHEREAS,** the County Council desires to pay out of its budget a portion of the
13 legal assistant salary up to twenty-eight thousand dollars (\$28,000) currently under General
14 Revenue Fund, County Council, Legal Expenses (101-0527-5224).

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

17 Section 1. The County Council authorizes the use of twenty-eight thousand
18 dollars (\$28,000) from the budget of the Council, under General Revenue Fund, County

1 Council, Legal Expenses (101-0527-5224) to be used for a portion of the salary of a legal
2 assistant for the Department of the County Counselor for the purpose of assisting with the
3 legislative needs of the Council and for other duties as assigned by the County Counselor.

4 Section 2. The County Council authorizes the County Auditor and any other
5 county official to do all things necessary to ensure this Resolution and Order is followed.

6 Section 3. Copies of this Resolution and Order shall be kept on file at the
7 County Clerk's Office.

8 Section 4. This Resolution and Order shall be in full force and in effect from
9 and after the date of its adoption. If any part of this Resolution and Order is invalid for any
10 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: 05-13-2024

BILL NO.: 24-0537

ORDINANCE NO.: 23-_____

INTRODUCED BY: COUNCIL MEMBER(s): _____

1 **AN ORDINANCE OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL**
2 **TO ENLARGE THE JEFFERSON COUNTY PUBLIC SEWER DISTRICT**
3 **BOUNDARIES TO INCLUDE THE CITY OF OLYMPIAN VILLAGE, MISSOURI.**

4 **WHEREAS**, the Jefferson County Public Sewer District (“Sewer District”) was
5 formed on June 20, 2000, by Resolution and Order 6-20-200A (the “Resolution”) under
6 the authority of Sections 249.430 to 249.668, RSMo.; and,

7 **WHEREAS**, at incorporation of the Sewer District, pursuant to the authority
8 granted to it by Section 249.470, RSMo., the Jefferson County, Missouri, County
9 Commission, by Resolution, established the boundaries of the Sewer District, which
10 excluded all incorporated cities, including the City of Olympian Village (“Olympian
11 Village”); and,

12 **WHEREAS**, pursuant to the Resolution of the County Commission, the
13 incorporated areas of Jefferson County were excluded from the boundaries of the Sewer
14 District, unless they petitioned the County Commission to participate in the Sewer District
15 and were accepted by the County Commission; and,

16 **WHEREAS**, on January 11, 2013, by Judgment of the Jefferson County Circuit
17 Court in *In re Jefferson County Public Sewer District* (Cause No. 12JE-CC01117), and in
18 accordance with Section 204.600, RSMo., the Sewer District was converted to a

1 reorganized common sewer district under the provisions of Sections 204.600 to 204.640,
2 RSMo.; and,

3 **WHEREAS**, the Judgment reiterated that the boundaries of the Sewer District
4 exclude incorporated cities unless those cities should petition for inclusion in the Sewer
5 District and be accepted therein; and,

6 **WHEREAS**, Section 249.665, RSMo., which remains applicable to the Sewer
7 District pursuant to Section 204.600, RSMo., provides that [a]ll incorporated cities located
8 within the boundaries of any such county are hereby excluded from any sewer district
9 formed under the provisions of sections 249.430 to 249.660, **unless such city shall petition**
10 **the county commission to participate in the county district and be accepted by the**
11 **county commission[;]**” [emphasis added] and,

12 **WHEREAS**, Article III, Section 3.4.2.1 of the Jefferson County, Missouri Charter
13 provides for the County Council to Exercise all powers and duties now or hereafter
14 conferred upon counties, County courts, County governing bodies and County Officers by
15 Missouri Law and by this Charter and determine and make provision for any matter of
16 County Government not otherwise provided in this Charter; and,

17 **WHEREAS**, pursuant to Olympian Village Ordinance Number 24-03, approved
18 March 26, 2024, Olympian Village petitioned the Jefferson County, Missouri, Council, to
19 permit Olympian Village to participate in the Sewer District; a copy of said Ordinance is
20 attached hereto as Exhibit A; and,

21 **WHEREAS**, pursuant to Olympian Village Ordinance Number 24-04, approved
22 March 26, 2024, Olympian Village authorized its Chairman of the Board of Aldermen and

1 its City Clerk to execute and inter into an Asset Transfer Agreement by and between
2 Olympian Village and the Sewer District for the transfer of Olympian Village's sewer
3 collection and treatment system and all related assets to the Sewer District ; a copy of said
4 Ordinance is attached hereto as Exhibit B; and,

5 **WHEREAS**, the Sewer District has requested, by Resolution 24-004, adopted
6 on the 27th day of March 2024, that the Jefferson County, Missouri, Council grant
7 Olympian Village's petition to enlarge the boundaries of the Jefferson County Public
8 Sewer District to include Olympian Village; a copy of said Ordinance is attached hereto as
9 Exhibit C; and,

10 **WHEREAS**, the Jefferson County, Missouri, Council pursuant to Section 249.665,
11 RSMo., has the authority to act on a petition from an incorporated city for inclusion and
12 participation in a Sewer District.

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

15 Section 1. The Jefferson County, Missouri, Council hereby accepts Ordinance
16 24-03, the Petition of Olympian Village (Exhibit A), Olympian Village Ordinance 24-04,
17 regarding asset transfer (Exhibit B), and the Sewer District's Resolution 24-004, requesting
18 that the County grant the Petition (Exhibit C), pursuant to Section 249.665, RSMo., to
19 enlarge the boundaries of the Sewer District include the City of Olympian Village within
20 those boundaries.

21 Section 2. Having the considered the Petition and other supporting Exhibits,
22 and in accordance with its authority as provided in Section 249.665, RSMo., the Jefferson

1 County, Missouri, Council hereby grants the Petition and enlarges the boundaries of the
2 Jefferson County Public Sewer District to include all of the territory of the City of
3 Olympian Village, Missouri, to allow said City to participate in the Sewer District,

4 Section 3. This Ordinance shall be in full force and effect immediately upon its
5 approval.

6 Section 4. If any part of this Ordinance is invalid for any reason, such invalidity
7 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

Cherylynn 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: 05-28-24

Second Reading: 06-10-2024

Third Reading: 06-10-2024

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION CU24018 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A**
3 **SAWMILL IN A RURAL/AGRICULTURAL (RA5) ZONE DISTRICT LOCATED**
4 **IN COUNCIL DISTRICT 6.**

5 **WHEREAS**, the Jefferson County Planning and Zoning Commission held a
6 hearing on May 9, 2024, on Application/Petition Number CU24018, for a conditional use
7 permit for a sawmill on real estate located in Jefferson County, State of Missouri, to-wit:
8 Parcel Number: 22-3.2-08.0-0-000-010.01 in the Rural/Agricultural (RA5) zone district;
9 and

10 **WHEREAS**, the record of the May 9, 2024, hearing and the recommendation of
11 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 and the case file for this Application;

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

- 1 1. *Site Development* is required pursuant to Section 400.5300. The Site
2 Development Plan shall, in addition to typical site development requirements
3 demonstrate compliance with all of the conditions set forth in Section 400.3285
- 4 2. *Lot*. These facilities shall be located on parcels a minimum of two (2) acre in size.
- 5 3. *Hours of operation*. The facility may operate between the hours of 7:00 A.M. and
6 6:00 P.M., Monday through Saturday.
- 7 4. *Access*.
 - 8 a. The State, County or road district that has jurisdiction shall approve
9 access.
 - 10 b. Lighting at the entrance shall be required.
 - 11 c. All access points shall be marked and signed to warn of truck traffic.
 - 12 d. Access through a private subdivision shall be avoided.
- 13 5. *Buffers*.
 - 14 a. A minimum of a fifty (50) foot buffer shall be required on all sides of the
15 site where no residential structures are within two hundred (200) feet of
16 the site.
 - 17 b. When located next to existing residential structures that are within two
18 hundred (200) feet of the site, a one hundred (100) foot buffer shall be
19 required.
- 20 6. *Screening*.
 - 21 a. Screening shall be required when a residential structure is less than two
22 hundred (200) feet from the site.

1 b. Screening shall not be required when a residential structure is more than
2 two hundred (200) feet from the site.

3 c. When required, screening may consist of fifty (50) foot natural buffer or
4 fifteen (15) foot planted buffer per the buffering requirement of Article
5 XIV. A combination of natural and planted buffer may be approved by the
6 Planning Division so long as the natural buffer is at least twenty-five (25)
7 feet deep.

8 7. *Erosion and sediment controls.* Site will be reviewed by the Stormwater Division
9 to determine if erosion and sediment controls are needed.

10 When the Site Development Plan has been approved and all required conditions have
11 been met the sawmill operation may commence. All proposed structures must acquire a
12 building permit before work on the structure may commence.

13 Section 2. The zoning map of Jefferson County, Missouri shall be amended
14 by changing the area where said real estate is located on the map with the marking
15 “CU24018”.

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

18 Section 4. If any part of this Ordinance is invalid for any reason, such
19 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 _____
Deputy Clerk

First Reading: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024

BILL NO.: 24-0539

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC24022 TO REZONE**
2 **TWO PARCELS FROM SINGLE-FAMILY RESIDENTIAL (R20) ZONE**
3 **DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE**
4 **DEVELOPMENT PLAN FOR JOHNNY’S HIDEOUT LOCATED IN COUNCIL**
5 **DISTRICT 1.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on May 9, 2024 on Application/Petition Number PC24022
8 for the rezoning of 3.34 acres (per the submitted Development Plan), from Single-Family
9 Residential (R20) zone district to Planned Commercial (PC) zone district, and a
10 development plan for Johnny’s Hideout on the following described real estate located in
11 Jefferson County, State of Missouri, to-wit: Parcel Numbers: 03-6.0-23.0-2-002-059 and
12 03-6.0-23.0-1-001-048; and

13 **WHEREAS**, the record of the May 9, 2024, hearing and the recommendation of
14 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 by this Ordinance,
2 is consistent with the UDO in that the development plan is designed, located and
3 proposed to be operated so that the public health, safety and welfare will be
4 protected.

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

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

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

13 Section 1. Application Number: PC24022 an application to rezone 3.34 acres
14 from Single-Family Residential (R20) zone district to Planned Commercial (PC) zone
15 district and a development plan for Johnny's Hideout on the real estate described as
16 Parcel Numbers: 03-6.0-23.0-2-002-059 and 03-6.0-23.0-1-001-048, is hereby approved
17 subject to the following regulatory requirements, departmental comments, and the
18 following conditions of approval:

19 **Regulatory Requirements:**

20 Permitted Uses

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

1 Bar/tavern (3344 High Ridge Blvd is approved for overflow parking
2 ONLY. No bar/tavern business shall be conducted at 3344 High Ridge
3 Blvd.)
4 Dwelling, single-family detached (Neither address is approved for
5 contractor storage. Commercial vehicles may not be parked or stored on
6 either property.)

7 Floor Area, Height, and other Building Requirements

8 Maximum Area Ratio: 0.55 FAR

9 Maximum Structure Height: 70 feet

10 Site Development

11 Required Yards

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

13 Design Standards

14 The development shall comply with the Mixed-Use Design Standards in
15 accordance with Article VII of the Jefferson County Unified Development
16 Order.

17 Access

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

20 Parking

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

1 Signs

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

4 Lighting

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

8 Landscaping

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

12 Stormwater and Erosion and Sediment Control

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

16 **Departmental Comments:**

17 1. Survey and existing data:

- 18 a) Provide property boundary (bearing and distances) for entire project limits.
- 19 b) Include a statement of availability of existing utilities available to serve the
- 20 project.
- 21 c) Provide existing 5' contours per USGS or county datum.

- 1 d) Identify all existing buildings, structures, walls, signs, utility easements, and
2 significant physical features for the site.
- 3 2. Proposed development:
- 4 a) Show requested zone district(s) and existing zone district(s).
- 5 b) Provide location, dimension, area and general use of all buildings, structures, lots,
6 parking areas, drives, streets, and sidewalks.
- 7 3. Pavement:
- 8 a) The Engineer shall submit sight distance profiles showing that the required sight
9 distance is met.
- 10 i) Access onto a county road shall require 300' of stopping sight distance at 3.5'
11 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
12 between line of sight and surface/top of grass).
- 13 ii) It appears the sign and utility pole, at the south entrance may be blocking sight
14 distance.
- 15 b) The engineer shall identify the clearance at the most restrictive point on the
16 profiles.
- 17 c) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 18 d) Driveway entrances:
- 19 i) Pavement shall meet street thickness standards.
- 20 (1) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C
21 Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).

- 1 ii) Pavement width for all entrances, at ROW (including curbs), for two-way
2 traffic, shall be 36'–54' wide.
- 3 (1) South entrances do not meet UDO width requirements.
- 4 (2) Entrance to offsite parking does not meet UDO width requirements.
- 5 (3) Access shall be restricted to entrances only by placing curbing along
6 property line adjacent to and parallel with High Ridge Blvd.
- 7 iii) The entrance width shall be provided from the street into the site for a throat
8 length of 40'.
- 9 (1) Conditions are not met for any of the proposed or existing entrances.
- 10 iv) The corner clearance distance of 125' is not met for any of the entrances.
- 11 4. Parking areas:
- 12 a) Parking areas with 5 or more required parking spaces must provide a paved
13 surface of 3" Type C Asphaltic Concrete over an 8" rock base or 2" Type C
14 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC.
- 15 b) Fire/delivery/freight trucks lanes must be designed to support anticipated loads.
- 16 c) Drive aisles width (boc):
- 17 i) Drive aisles shall be 24' wide for all 90-degree parking.
- 18 ii) Drive aisles shall be 20' wide for all two-way angled parking.
- 19 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degrees.
- 20 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degrees.
- 21 d) No parking space shall be located within the entrance throat.

1 e) No parking space shall be located within the 20' landscaping buffer (measured
2 from the property line).

3 f) Parking lot spaces shall not be placed in such a manner that vehicles will back
4 into a street.

5 g) Straight back curbing (concrete or asphalt) is required around parking areas.

6 h) Pavement shall slope between 1% and 6%.

7 i) Lighting shall conform to UDO Section 400.2460.

8 5. Crosswalk:

9 a) Striping, signage, and lighting shall conform to the MUTCD.

10 b) The crosswalk shall be extended to the drive isle of the parking lot with no
11 parking spaces blocking the isle on both sides.

12 c) Cost of all upgrades to crosswalk shall be borne by petitioner.

13 6. Detention (both sites):

14 a) Stormwater shall be detained and released at a rate not to exceed the release rate
15 from the site under the existing (pre-developed) conditions for the 2 and 100-year
16 storm events. Detention/retention basins must also contain an overflow structure
17 capable of passing a 100-year, 20-minute design storm.

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

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

- d) A geo technical engineer shall certify the stability of all existing fill slopes.
- e) A geo technical engineer shall certify the stability of the existing block retaining wall located behind the structure in the rear parking lot.
- f) A land disturbance permit is required from the Stormwater Department in accordance with Chapter 500.

Conditions of Approval:

- 1. A site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
- 2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
- 3. All improvements required in the Development Plan and Site Development Plan must be installed within 180 days of zoning approval.
- 4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.

Section 2. The zoning map of Jefferson County, Missouri shall be amended by changing the area where said real estate is located on the map with the marking "PC24022."

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

- 1 Section 4. If any part of this Ordinance is invalid for any reason, such
- 2 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

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: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024

BILL NO.: 24-0540

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC24023 TO REZONE A**
2 **PARCEL FROM NEIGHBORHOOD COMMERCIAL (NC1) ZONE DISTRICT**
3 **TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE**
4 **DEVELOPMENT PLAN FOR FORCE CABLE LOCATED IN COUNCIL**
5 **DISTRICT 7.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on May 9, 2024 on Application/Petition Number PC24023
8 for the rezoning of 1.03 acres (per the submitted Development Plan), from Neighborhood
9 Commercial (NC1) zone district to Planned Commercial (PC) zone district, and a
10 development plan for Force Cable on the following described real estate located in
11 Jefferson County, State of Missouri, to-wit: Parcel Number: 03-8.0-34.0-1-001-008;

12 **WHEREAS**, the record of the May 9, 2024, hearing and the recommendation of
13 the Planning and Zoning Commission have been filed with the Jefferson County,
14 Missouri, Council; and

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

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
4 and 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 this
10 Ordinance is consistent with the UDO in that the development plan incorporates
11 adequate ingress and egress that provides for the efficient flow of traffic.

12 i. The modifications to Chapter 400, Section 400.2620, Section 400.4050,
13 and Section 400.4750 as depicted on the development plan, and as conditioned by
14 this Ordinance, are in the best interest of the County in that the modifications
15 incorporate sound planning principles and design elements that are compatible
16 with surrounding properties and are consistent throughout the proposed project.

17 j. The modifications to Chapter 400, Section 400.2620, Section 400.4050,
18 and Section 400.4750 as depicted on the development plan, and as conditioned by
19 this Ordinance, are in the best interest of the County in that the modifications
20 further the stated goals and intent of the UDO.

1 k. The requested modification to Section 400.5560.D.4 – Requirements for
2 drainage and storm sewers, is not in the best interest of the County in that the
3 modification does not further the stated goals and intent of the UDO.

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

6 Section 1. Application Number: PC24023 an application to rezone 1.03 acres
7 from Neighborhood Commercial (NC1) zone district to Planned Commercial (PC) zone
8 district and a development plan for Force Cable on the real estate described as Parcel
9 Numbers: 03-8.0-34.0-1-001-008, is hereby approved subject to the following regulatory
10 requirements, departmental comments, and the following conditions of approval:

11 **Modifications:**

- 12 1. Approval of the requested modification to Section 400.2620—Driveway
13 Requirements—Corner Clearance.
- 14 2. Approval of the requested modification to section 400. 4050 with the following
15 conditions:
 - 16 a. Parking will need to reexamine if the use changes
 - 17 b. Parking in the rear of the property needs to be delineated with curb stops
- 18 3. Approval with Conditions of the requested modification to Section 400.4750—
19 open space landscaping requirements:
 - 20 a. The undisturbed mature vegetation proposed on the plan remains in place
- 21 4. Denial of the modification from Section 400.5560.D.4 - Drainage and Storm
22 Sewers.

- 1 5. Approval of the modification from Section 400.4750—Screening requirements
2 with the following condition
3 a. The undisturbed mature vegetation proposed on the plan remains in place.

4 **Regulatory Requirements:**

5 Permitted Uses

6 Construction contractor (w/machinery, equipment, and storage)

7 Office

8 Floor Area, Height, and other Building Requirements

9 Maximum Area Ratio: 0.55 FAR

10 Maximum Structure Height: 70 feet

11 Site Development

12 Required Setbacks:

13 Front Yard: 20 feet

14 Side Yard: 15 feet

15 Rear Yard: 20 feet

16 Design Standards

17 The development shall comply with the Suburban Design Standards in
18 accordance with Article VII of the Jefferson County Unified Development
19 Order.

20 Access

21 Access shall be provided in accordance with the Jefferson County Unified
22 Development Order unless modified.

1 Parking

2 Parking and loading shall be provided per the regulation of Article XII of
3 the Jefferson County Unified Development Order, unless modified.

4 Signs

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

7 Lighting

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

11 Landscaping

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

15 Stormwater and Erosion and Sediment Control

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

19 Geotechnical

20 A geotechnical study prepared by an Engineer licensed in the State of
21 Missouri shall be required where there is more than 5 feet of cut or 5 feet

1 of fill or slopes greater than 3:1. Where grades are proposed at slopes than
2 3:1 slope stability must be addressed in the study.

3 Noise

4 No operation shall be carried out that involves noise in excess of the
5 normal traffic noise of the adjacent street at the time of the daily peak hour
6 of traffic volume. Noise shall be measured at the property line and when
7 the level of this noise cannot be determined by observation with the
8 natural senses, a suitable instrument may be used, and measurement may
9 include breakdowns into a reasonable number of frequency ranges. All
10 noise shall be muffled so as not to be objectionable due to intermittence,
11 beat frequency or shrillness.

12 **Conditions of Approval:**

- 13 1. A Site Development Plan shall be submitted to the Jefferson County Planning
14 Division in accordance with the Unified Development Order (UDO) of Jefferson
15 County.
- 16 2. A copy of the approved Development Plan incorporating any conditions and
17 approved modifications shall be attached to each set of Site Development plans
18 submitted.
- 19 3. All improvements required in the Development Plan and Site Development Plan
20 must be installed prior to occupancy of the buildings.
- 21 4. If more than one (1) acre of land is being disturbed, the proposed development
22 will require a Jefferson County Land Disturbance Permit.

1 **Departmental Comments:**

2 Survey and existing data:

3 Provide a statement of availability of existing utilities available to serve the
4 project.

5 On preliminary plats, show special former filled areas.

6 Pavement:

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

9 Access onto a county road shall require 300' of stopping sight distance at 3.5'
10 height of eye and 4.25' height of oncoming vehicle.

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

13 Driveway entrances:

14 Pavement shall meet street thickness standards.

15 Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic
16 Concrete/4" Type X Asphaltic Concrete/4" rock base).

17 Pavement width for entrance at ROW (including curbs) for two-way traffic shall
18 provide: 26'–42' (Low Volume/Non-Residential driveways). The submittal
19 appears to meet the pavement width requirement.

20 The entrance width shall be provided from the street into the site for a throat
21 length of 20'

22 Parking areas:

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

4 Parking areas with 4 or less required parking spaces (and contractors storage
5 yards) must provide an 8" rock base minimum.

6 Fire/delivery/freight trucks lanes must be designed to support anticipated loads.

7 Drive aisles width:

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

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

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

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

13 Pavement shall slope between 1% and 6%.

14 Lighting shall conform to UDO Section 400.2460.

15 Detention:

16 Stormwater shall be detained and released at a rate not to exceed the release rate
17 from the site under the existing (pre-developed) conditions for the 2 and 100-year
18 storm events. Detention/retention basins must also contain an overflow structure
19 capable of passing a 100-year, 20-minute design storm.

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

3 Stream Buffers:

4 The Stormwater Division requires that stream buffers be maintained for stream
5 orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County
6 Stormwater Design Manual.

7 Walls:

8 Any development where a retaining wall or vertical cut is proposed in an upward-
9 sloping yard shall provide a minimum fifteen (15) foot wide fall zone easement
10 from the bottom of the wall. Any structure requiring the issuance of a Jefferson
11 County building permit, except a deck without walls or a roof, shall not be located
12 within the fall zone easement.

13 A wall over 6' requires a permit from the Building Division.

14 Grading:

15 A geotechnical report, sealed by an Engineer registered in the State of Missouri, is
16 required for previous fill placed at site. Grades at slopes proposed steeper than 3:1
17 must be included in the report for slope stability.

18 A land disturbance permit is required from the Stormwater Department in
19 accordance with Chapter 500.

20 Section 2. The zoning map of Jefferson County, Missouri shall be
21 amended by changing the area where said real estate is located on the map with the
22 marking "PC24023."

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

3 Section 4. If any part of this Ordinance is invalid for any reason, such
4 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

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: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024

INTRODUCED BY: COUNCIL MEMBER(s)

1 **AN ORDINANCE VACATING AN EASEMENT ACROSS LOT 2 OF**
2 **TIMBER LAKE ACRES SUBDIVISION, BEING A DIVISION OF LOT 15 OF**
3 **AUTUMN RIDGE, AS RECORDED IN PLAT BOOK 140, PAGE 2B OF THE**
4 **LAND RECORDS OF JEFFERSON COUNTY, MISSOURI, LOCATED IN**
5 **SECTION 9, TOWNSHIP 39 NORTH, RANGE 6 EAST, LYING OUTSIDE THE**
6 **LIMITS OF ANY INCORPORATED TOWN, VILLAGE OR CITY, AND BEING**
7 **IN COUNCIL DISTRICT 6.**

8 **WHEREAS**, pursuant to Section 3.4.2.19 of the Jefferson County, Missouri,
9 Home Rule Charter, the County Council of Jefferson County, has the authority to
10 establish, open, locate, relocate, and vacate public easements, rights of way, streets,
11 alleys, public roads, highways, and bridges; and,

12 **WHEREAS**, pursuant to Section 71.270, RSMo., following notice by publication
13 or posting that a petition to vacate shall be presented at a County Council Meeting and
14 notice of the petition to utility providers, the County Council may order the requested
15 vacation; and,

16 **WHEREAS**, Petitioners Rodney Bickel, Laura Bickel, Tyler Scott, Gwendolyn
17 Scott, Michelle Dallas, and Danny Dallas filed a Petition styled “Petition for Vacation of
18 a Portion of Easement” (hereinafter “the Petition to Vacate”); and,

19 **WHEREAS**, a copy of the Petition to Vacate is attached hereto as Exhibit A and
20 includes each of the Exhibits (1 & 2) to said Petition; and,

1 **WHEREAS**, in the Petition to Vacate, the Petitioners aver that they are
2 individuals owning Lots 1, 2, and 3 of Timber Lake Acres a subdivision recorded in Plat
3 Book 140, at page 2B of the Jefferson County Land Records, commonly known as 2037
4 Meier Road, Festus, Missouri, and that, for reasons set forth in the Petition to Vacate, the
5 Petitioners desire to vacate all of an easement (denoted as “Schughart Lane”)
6 encumbering Petitioners’ Property on Lot 2 of Timber Lake Acre for the benefit of Lot 3
7 of Timber Lake Acres; and,

8 **WHEREAS**, on May 28, 2024, before the Jefferson County, Missouri, County
9 Council (“Council”), the Petition to Vacate came on for hearing; and,

10 **WHEREAS**, the Council finds that the Petition to Vacate was duly filed on
11 February 13, 2024, by Petitioners; and,

12 **WHEREAS**, notice of the proposed vacation was published pursuant to and in
13 accordance with Section 71.270, RSMo., and proof of publication has been filed with the
14 Council and is attached hereto as Exhibit B; and,

15 **WHEREAS**, notice of the petition was given to utility providers pursuant to and
16 in accordance with Section 71.270, RSMo., and proof of such notice has been filed with
17 the Council and is attached hereto as Exhibit C; and,

18 **WHEREAS**, the ordaining legislation with the said Petition to Vacate attached
19 thereto was read for the first time, by title, and in open session of the Council on May 28,
20 2024 at the regularly scheduled meeting of the Council at 6:30 p.m., in accordance with
21 the Council Rules, the Home Rule Charter of Jefferson County (“Charter”) and was read

1 thereafter two additional times, as well as in accordance with the Charter and Section
2 71.270, RSMo., and prior to full passage by the Council; and,

3 **WHEREAS**, in light of the contents of and exhibits to the Petition to Vacate and
4 the evidence presented at the hearing, the Council finds that no cause has been shown
5 why the vacation of the easement proposed by Petitioners should not be ordered.

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

8 Section 1. Having considered the Petition to Vacate on behalf of Petitioners,
9 the Council orders, adjudges, and decrees that the 40-foot-wide roadway Easement
10 denoted as “Schughart Lane” and depicted on the Plat of Timber Lake Acres, a
11 subdivision recorded in Plat Book 140, at page 2B of the Jefferson County Land Records,
12 **shall be and is hereby ordered vacated.**

13 Section 2. Petitioners shall record this Ordinance to vacate with the Office of
14 the County Recorder of Deeds at their own cost.

15 Section 3. This ordinance shall be in full force and effect from and after its
16 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
17 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 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: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024

BILL NO.: 24-0537

ORDINANCE NO.: 23-_____

INTRODUCED BY: COUNCIL MEMBER(s): _____

1 **AN ORDINANCE OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL**
2 **TO ENLARGE THE JEFFERSON COUNTY PUBLIC SEWER DISTRICT**
3 **BOUNDARIES TO INCLUDE THE CITY OF OLYMPIAN VILLAGE, MISSOURI.**

4 **WHEREAS**, the Jefferson County Public Sewer District (“Sewer District”) was
5 formed on June 20, 2000, by Resolution and Order 6-20-200A (the “Resolution”) under
6 the authority of Sections 249.430 to 249.668, RSMo.; and,

7 **WHEREAS**, at incorporation of the Sewer District, pursuant to the authority
8 granted to it by Section 249.470, RSMo., the Jefferson County, Missouri, County
9 Commission, by Resolution, established the boundaries of the Sewer District, which
10 excluded all incorporated cities, including the City of Olympian Village (“Olympian
11 Village”); and,

12 **WHEREAS**, pursuant to the Resolution of the County Commission, the
13 incorporated areas of Jefferson County were excluded from the boundaries of the Sewer
14 District, unless they petitioned the County Commission to participate in the Sewer District
15 and were accepted by the County Commission; and,

16 **WHEREAS**, on January 11, 2013, by Judgment of the Jefferson County Circuit
17 Court in *In re Jefferson County Public Sewer District* (Cause No. 12JE-CC01117), and in
18 accordance with Section 204.600, RSMo., the Sewer District was converted to a

1 reorganized common sewer district under the provisions of Sections 204.600 to 204.640,
2 RSMo.; and,

3 **WHEREAS**, the Judgment reiterated that the boundaries of the Sewer District
4 exclude incorporated cities unless those cities should petition for inclusion in the Sewer
5 District and be accepted therein; and,

6 **WHEREAS**, Section 249.665, RSMo., which remains applicable to the Sewer
7 District pursuant to Section 204.600, RSMo., provides that [a]ll incorporated cities located
8 within the boundaries of any such county are hereby excluded from any sewer district
9 formed under the provisions of sections 249.430 to 249.660, **unless such city shall petition**
10 **the county commission to participate in the county district and be accepted by the**
11 **county commission[;]**” [emphasis added] and,

12 **WHEREAS**, Article III, Section 3.4.2.1 of the Jefferson County, Missouri Charter
13 provides for the County Council to Exercise all powers and duties now or hereafter
14 conferred upon counties, County courts, County governing bodies and County Officers by
15 Missouri Law and by this Charter and determine and make provision for any matter of
16 County Government not otherwise provided in this Charter; and,

17 **WHEREAS**, pursuant to Olympian Village Ordinance Number 24-03, approved
18 March 26, 2024, Olympian Village petitioned the Jefferson County, Missouri, Council, to
19 permit Olympian Village to participate in the Sewer District; a copy of said Ordinance is
20 attached hereto as Exhibit A; and,

21 **WHEREAS**, pursuant to Olympian Village Ordinance Number 24-04, approved
22 March 26, 2024, Olympian Village authorized its Chairman of the Board of Aldermen and

1 its City Clerk to execute and inter into an Asset Transfer Agreement by and between
2 Olympian Village and the Sewer District for the transfer of Olympian Village's sewer
3 collection and treatment system and all related assets to the Sewer District ; a copy of said
4 Ordinance is attached hereto as Exhibit B; and,

5 **WHEREAS**, the Sewer District has requested, by Resolution 24-004, adopted
6 on the 27th day of March 2024, that the Jefferson County, Missouri, Council grant
7 Olympian Village's petition to enlarge the boundaries of the Jefferson County Public
8 Sewer District to include Olympian Village; a copy of said Ordinance is attached hereto as
9 Exhibit C; and,

10 **WHEREAS**, the Jefferson County, Missouri, Council pursuant to Section 249.665,
11 RSMo., has the authority to act on a petition from an incorporated city for inclusion and
12 participation in a Sewer District.

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

15 Section 1. The Jefferson County, Missouri, Council hereby accepts Ordinance
16 24-03, the Petition of Olympian Village (Exhibit A), Olympian Village Ordinance 24-04,
17 regarding asset transfer (Exhibit B), and the Sewer District's Resolution 24-004, requesting
18 that the County grant the Petition (Exhibit C), pursuant to Section 249.665, RSMo., to
19 enlarge the boundaries of the Sewer District include the City of Olympian Village within
20 those boundaries.

21 Section 2. Having the considered the Petition and other supporting Exhibits,
22 and in accordance with its authority as provided in Section 249.665, RSMo., the Jefferson

1 County, Missouri, Council hereby grants the Petition and enlarges the boundaries of the
2 Jefferson County Public Sewer District to include all of the territory of the City of
3 Olympian Village, Missouri, to allow said City to participate in the Sewer District,

4 Section 3. This Ordinance shall be in full force and effect immediately upon its
5 approval.

6 Section 4. If any part of this Ordinance is invalid for any reason, such invalidity
7 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

Cherylynn 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: 05-28-24

Second Reading: 06-10-2024

Third Reading: 06-10-2024

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION CU24018 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A**
3 **SAWMILL IN A RURAL/AGRICULTURAL (RA5) ZONE DISTRICT LOCATED**
4 **IN COUNCIL DISTRICT 6.**

5 **WHEREAS**, the Jefferson County Planning and Zoning Commission held a
6 hearing on May 9, 2024, on Application/Petition Number CU24018, for a conditional use
7 permit for a sawmill on real estate located in Jefferson County, State of Missouri, to-wit:
8 Parcel Number: 22-3.2-08.0-0-000-010.01 in the Rural/Agricultural (RA5) zone district;
9 and

10 **WHEREAS**, the record of the May 9, 2024, hearing and the recommendation of
11 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 and the case file for this Application;

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

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

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

6 Exhibit C, Staff Report and case file;

7 Exhibit D, Packet Submitted by Petitioner.

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

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

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

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

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

18 Section 1. Application Number: CU24018 is approved for the real estate
19 described as Parcel Number: 22-3.2-08.0-0-000-010.01 and a conditional use permit is
20 hereby issued for a sawmill, subject to the following conditions as outlined in the
21 Jefferson County Code of Ordinances:

- 1 1. *Site Development* is required pursuant to Section 400.5300. The Site
2 Development Plan shall, in addition to typical site development requirements
3 demonstrate compliance with all of the conditions set forth in Section 400.3285
- 4 2. *Lot*. These facilities shall be located on parcels a minimum of two (2) acre in size.
- 5 3. *Hours of operation*. The facility may operate between the hours of 7:00 A.M. and
6 6:00 P.M., Monday through Saturday.
- 7 4. *Access*.
 - 8 a. The State, County or road district that has jurisdiction shall approve
9 access.
 - 10 b. Lighting at the entrance shall be required.
 - 11 c. All access points shall be marked and signed to warn of truck traffic.
 - 12 d. Access through a private subdivision shall be avoided.
- 13 5. *Buffers*.
 - 14 a. A minimum of a fifty (50) foot buffer shall be required on all sides of the
15 site where no residential structures are within two hundred (200) feet of
16 the site.
 - 17 b. When located next to existing residential structures that are within two
18 hundred (200) feet of the site, a one hundred (100) foot buffer shall be
19 required.
- 20 6. *Screening*.
 - 21 a. Screening shall be required when a residential structure is less than two
22 hundred (200) feet from the site.

1 b. Screening shall not be required when a residential structure is more than
2 two hundred (200) feet from the site.

3 c. When required, screening may consist of fifty (50) foot natural buffer or
4 fifteen (15) foot planted buffer per the buffering requirement of Article
5 XIV. A combination of natural and planted buffer may be approved by the
6 Planning Division so long as the natural buffer is at least twenty-five (25)
7 feet deep.

8 7. *Erosion and sediment controls.* Site will be reviewed by the Stormwater Division
9 to determine if erosion and sediment controls are needed.

10 When the Site Development Plan has been approved and all required conditions have
11 been met the sawmill operation may commence. All proposed structures must acquire a
12 building permit before work on the structure may commence.

13 Section 2. The zoning map of Jefferson County, Missouri shall be amended
14 by changing the area where said real estate is located on the map with the marking
15 “CU24018”.

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

18 Section 4. If any part of this Ordinance is invalid for any reason, such
19 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 _____
Deputy Clerk

First Reading: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024

BILL NO.: 24-0539

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC24022 TO REZONE**
2 **TWO PARCELS FROM SINGLE-FAMILY RESIDENTIAL (R20) ZONE**
3 **DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE**
4 **DEVELOPMENT PLAN FOR JOHNNY’S HIDEOUT LOCATED IN COUNCIL**
5 **DISTRICT 1.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on May 9, 2024 on Application/Petition Number PC24022
8 for the rezoning of 3.34 acres (per the submitted Development Plan), from Single-Family
9 Residential (R20) zone district to Planned Commercial (PC) zone district, and a
10 development plan for Johnny’s Hideout on the following described real estate located in
11 Jefferson County, State of Missouri, to-wit: Parcel Numbers: 03-6.0-23.0-2-002-059 and
12 03-6.0-23.0-1-001-048; and

13 **WHEREAS**, the record of the May 9, 2024, hearing and the recommendation of
14 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 by this Ordinance,
2 is consistent with the UDO in that the development plan is designed, located and
3 proposed to be operated so that the public health, safety and welfare will be
4 protected.

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

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

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

13 Section 1. Application Number: PC24022 an application to rezone 3.34 acres
14 from Single-Family Residential (R20) zone district to Planned Commercial (PC) zone
15 district and a development plan for Johnny's Hideout on the real estate described as
16 Parcel Numbers: 03-6.0-23.0-2-002-059 and 03-6.0-23.0-1-001-048, is hereby approved
17 subject to the following regulatory requirements, departmental comments, and the
18 following conditions of approval:

19 **Regulatory Requirements:**

20 Permitted Uses

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

1 Bar/tavern (3344 High Ridge Blvd is approved for overflow parking
2 ONLY. No bar/tavern business shall be conducted at 3344 High Ridge
3 Blvd.)
4 Dwelling, single-family detached (Neither address is approved for
5 contractor storage. Commercial vehicles may not be parked or stored on
6 either property.)

7 Floor Area, Height, and other Building Requirements

8 Maximum Area Ratio: 0.55 FAR

9 Maximum Structure Height: 70 feet

10 Site Development

11 Required Yards

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

13 Design Standards

14 The development shall comply with the Mixed-Use Design Standards in
15 accordance with Article VII of the Jefferson County Unified Development
16 Order.

17 Access

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

20 Parking

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

1 Signs

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

4 Lighting

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

8 Landscaping

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

12 Stormwater and Erosion and Sediment Control

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

16 **Departmental Comments:**

17 1. Survey and existing data:

- 18 a) Provide property boundary (bearing and distances) for entire project limits.
- 19 b) Include a statement of availability of existing utilities available to serve the
- 20 project.
- 21 c) Provide existing 5' contours per USGS or county datum.

- 1 d) Identify all existing buildings, structures, walls, signs, utility easements, and
2 significant physical features for the site.
- 3 2. Proposed development:
- 4 a) Show requested zone district(s) and existing zone district(s).
- 5 b) Provide location, dimension, area and general use of all buildings, structures, lots,
6 parking areas, drives, streets, and sidewalks.
- 7 3. Pavement:
- 8 a) The Engineer shall submit sight distance profiles showing that the required sight
9 distance is met.
- 10 i) Access onto a county road shall require 300' of stopping sight distance at 3.5'
11 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
12 between line of sight and surface/top of grass).
- 13 ii) It appears the sign and utility pole, at the south entrance may be blocking sight
14 distance.
- 15 b) The engineer shall identify the clearance at the most restrictive point on the
16 profiles.
- 17 c) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 18 d) Driveway entrances:
- 19 i) Pavement shall meet street thickness standards.
- 20 (1) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C
21 Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).

- 1 ii) Pavement width for all entrances, at ROW (including curbs), for two-way
2 traffic, shall be 36'–54' wide.
- 3 (1) South entrances do not meet UDO width requirements.
- 4 (2) Entrance to offsite parking does not meet UDO width requirements.
- 5 (3) Access shall be restricted to entrances only by placing curbing along
6 property line adjacent to and parallel with High Ridge Blvd.
- 7 iii) The entrance width shall be provided from the street into the site for a throat
8 length of 40'.
- 9 (1) Conditions are not met for any of the proposed or existing entrances.
- 10 iv) The corner clearance distance of 125' is not met for any of the entrances.
- 11 4. Parking areas:
- 12 a) Parking areas with 5 or more required parking spaces must provide a paved
13 surface of 3" Type C Asphaltic Concrete over an 8" rock base or 2" Type C
14 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC.
- 15 b) Fire/delivery/freight trucks lanes must be designed to support anticipated loads.
- 16 c) Drive aisles width (boc):
- 17 i) Drive aisles shall be 24' wide for all 90-degree parking.
- 18 ii) Drive aisles shall be 20' wide for all two-way angled parking.
- 19 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degrees.
- 20 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degrees.
- 21 d) No parking space shall be located within the entrance throat.

1 e) No parking space shall be located within the 20' landscaping buffer (measured
2 from the property line).

3 f) Parking lot spaces shall not be placed in such a manner that vehicles will back
4 into a street.

5 g) Straight back curbing (concrete or asphalt) is required around parking areas.

6 h) Pavement shall slope between 1% and 6%.

7 i) Lighting shall conform to UDO Section 400.2460.

8 5. Crosswalk:

9 a) Striping, signage, and lighting shall conform to the MUTCD.

10 b) The crosswalk shall be extended to the drive isle of the parking lot with no
11 parking spaces blocking the isle on both sides.

12 c) Cost of all upgrades to crosswalk shall be borne by petitioner.

13 6. Detention (both sites):

14 a) Stormwater shall be detained and released at a rate not to exceed the release rate
15 from the site under the existing (pre-developed) conditions for the 2 and 100-year
16 storm events. Detention/retention basins must also contain an overflow structure
17 capable of passing a 100-year, 20-minute design storm.

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

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

- d) A geo technical engineer shall certify the stability of all existing fill slopes.
- e) A geo technical engineer shall certify the stability of the existing block retaining wall located behind the structure in the rear parking lot.
- f) A land disturbance permit is required from the Stormwater Department in accordance with Chapter 500.

Conditions of Approval:

- 1. A site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
- 2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
- 3. All improvements required in the Development Plan and Site Development Plan must be installed within 180 days of zoning approval.
- 4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.

Section 2. The zoning map of Jefferson County, Missouri shall be amended by changing the area where said real estate is located on the map with the marking "PC24022."

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

- 1 Section 4. If any part of this Ordinance is invalid for any reason, such
- 2 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

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: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024

BILL NO.: 24-0540

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC24023 TO REZONE A**
2 **PARCEL FROM NEIGHBORHOOD COMMERCIAL (NC1) ZONE DISTRICT**
3 **TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE**
4 **DEVELOPMENT PLAN FOR FORCE CABLE LOCATED IN COUNCIL**
5 **DISTRICT 7.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on May 9, 2024 on Application/Petition Number PC24023
8 for the rezoning of 1.03 acres (per the submitted Development Plan), from Neighborhood
9 Commercial (NC1) zone district to Planned Commercial (PC) zone district, and a
10 development plan for Force Cable on the following described real estate located in
11 Jefferson County, State of Missouri, to-wit: Parcel Number: 03-8.0-34.0-1-001-008;

12 **WHEREAS**, the record of the May 9, 2024, hearing and the recommendation of
13 the Planning and Zoning Commission have been filed with the Jefferson County,
14 Missouri, Council; and

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

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
4 and 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 this
10 Ordinance is consistent with the UDO in that the development plan incorporates
11 adequate ingress and egress that provides for the efficient flow of traffic.

12 i. The modifications to Chapter 400, Section 400.2620, Section 400.4050,
13 and Section 400.4750 as depicted on the development plan, and as conditioned by
14 this Ordinance, are in the best interest of the County in that the modifications
15 incorporate sound planning principles and design elements that are compatible
16 with surrounding properties and are consistent throughout the proposed project.

17 j. The modifications to Chapter 400, Section 400.2620, Section 400.4050,
18 and Section 400.4750 as depicted on the development plan, and as conditioned by
19 this Ordinance, are in the best interest of the County in that the modifications
20 further the stated goals and intent of the UDO.

1 k. The requested modification to Section 400.5560.D.4 – Requirements for
2 drainage and storm sewers, is not in the best interest of the County in that the
3 modification does not further the stated goals and intent of the UDO.

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

6 Section 1. Application Number: PC24023 an application to rezone 1.03 acres
7 from Neighborhood Commercial (NC1) zone district to Planned Commercial (PC) zone
8 district and a development plan for Force Cable on the real estate described as Parcel
9 Numbers: 03-8.0-34.0-1-001-008, is hereby approved subject to the following regulatory
10 requirements, departmental comments, and the following conditions of approval:

11 **Modifications:**

- 12 1. Approval of the requested modification to Section 400.2620—Driveway
13 Requirements—Corner Clearance.
- 14 2. Approval of the requested modification to section 400. 4050 with the following
15 conditions:
 - 16 a. Parking will need to reexamine if the use changes
 - 17 b. Parking in the rear of the property needs to be delineated with curb stops
- 18 3. Approval with Conditions of the requested modification to Section 400.4750—
19 open space landscaping requirements:
 - 20 a. The undisturbed mature vegetation proposed on the plan remains in place
- 21 4. Denial of the modification from Section 400.5560.D.4 - Drainage and Storm
22 Sewers.

- 1 5. Approval of the modification from Section 400.4750—Screening requirements
2 with the following condition
3 a. The undisturbed mature vegetation proposed on the plan remains in place.

4 **Regulatory Requirements:**

5 Permitted Uses

6 Construction contractor (w/machinery, equipment, and storage)

7 Office

8 Floor Area, Height, and other Building Requirements

9 Maximum Area Ratio: 0.55 FAR

10 Maximum Structure Height: 70 feet

11 Site Development

12 Required Setbacks:

13 Front Yard: 20 feet

14 Side Yard: 15 feet

15 Rear Yard: 20 feet

16 Design Standards

17 The development shall comply with the Suburban Design Standards in
18 accordance with Article VII of the Jefferson County Unified Development
19 Order.

20 Access

21 Access shall be provided in accordance with the Jefferson County Unified
22 Development Order unless modified.

1 Parking

2 Parking and loading shall be provided per the regulation of Article XII of
3 the Jefferson County Unified Development Order, unless modified.

4 Signs

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

7 Lighting

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

11 Landscaping

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

15 Stormwater and Erosion and Sediment Control

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

19 Geotechnical

20 A geotechnical study prepared by an Engineer licensed in the State of
21 Missouri shall be required where there is more than 5 feet of cut or 5 feet

1 of fill or slopes greater than 3:1. Where grades are proposed at slopes than
2 3:1 slope stability must be addressed in the study.

3 Noise

4 No operation shall be carried out that involves noise in excess of the
5 normal traffic noise of the adjacent street at the time of the daily peak hour
6 of traffic volume. Noise shall be measured at the property line and when
7 the level of this noise cannot be determined by observation with the
8 natural senses, a suitable instrument may be used, and measurement may
9 include breakdowns into a reasonable number of frequency ranges. All
10 noise shall be muffled so as not to be objectionable due to intermittence,
11 beat frequency or shrillness.

12 **Conditions of Approval:**

- 13 1. A Site Development Plan shall be submitted to the Jefferson County Planning
14 Division in accordance with the Unified Development Order (UDO) of Jefferson
15 County.
- 16 2. A copy of the approved Development Plan incorporating any conditions and
17 approved modifications shall be attached to each set of Site Development plans
18 submitted.
- 19 3. All improvements required in the Development Plan and Site Development Plan
20 must be installed prior to occupancy of the buildings.
- 21 4. If more than one (1) acre of land is being disturbed, the proposed development
22 will require a Jefferson County Land Disturbance Permit.

1 **Departmental Comments:**

2 Survey and existing data:

3 Provide a statement of availability of existing utilities available to serve the
4 project.

5 On preliminary plats, show special former filled areas.

6 Pavement:

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

9 Access onto a county road shall require 300' of stopping sight distance at 3.5'
10 height of eye and 4.25' height of oncoming vehicle.

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

13 Driveway entrances:

14 Pavement shall meet street thickness standards.

15 Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic
16 Concrete/4" Type X Asphaltic Concrete/4" rock base).

17 Pavement width for entrance at ROW (including curbs) for two-way traffic shall
18 provide: 26'–42' (Low Volume/Non-Residential driveways). The submittal
19 appears to meet the pavement width requirement.

20 The entrance width shall be provided from the street into the site for a throat
21 length of 20'

22 Parking areas:

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

4 Parking areas with 4 or less required parking spaces (and contractors storage
5 yards) must provide an 8" rock base minimum.

6 Fire/delivery/freight trucks lanes must be designed to support anticipated loads.

7 Drive aisles width:

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

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

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

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

13 Pavement shall slope between 1% and 6%.

14 Lighting shall conform to UDO Section 400.2460.

15 Detention:

16 Stormwater shall be detained and released at a rate not to exceed the release rate
17 from the site under the existing (pre-developed) conditions for the 2 and 100-year
18 storm events. Detention/retention basins must also contain an overflow structure
19 capable of passing a 100-year, 20-minute design storm.

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

3 Stream Buffers:

4 The Stormwater Division requires that stream buffers be maintained for stream
5 orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County
6 Stormwater Design Manual.

7 Walls:

8 Any development where a retaining wall or vertical cut is proposed in an upward-
9 sloping yard shall provide a minimum fifteen (15) foot wide fall zone easement
10 from the bottom of the wall. Any structure requiring the issuance of a Jefferson
11 County building permit, except a deck without walls or a roof, shall not be located
12 within the fall zone easement.

13 A wall over 6' requires a permit from the Building Division.

14 Grading:

15 A geotechnical report, sealed by an Engineer registered in the State of Missouri, is
16 required for previous fill placed at site. Grades at slopes proposed steeper than 3:1
17 must be included in the report for slope stability.

18 A land disturbance permit is required from the Stormwater Department in
19 accordance with Chapter 500.

20 Section 2. The zoning map of Jefferson County, Missouri shall be
21 amended by changing the area where said real estate is located on the map with the
22 marking "PC24023."

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

3 Section 4. If any part of this Ordinance is invalid for any reason, such
4 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

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: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024

INTRODUCED BY: COUNCIL MEMBER(s)

1 **AN ORDINANCE VACATING AN EASEMENT ACROSS LOT 2 OF**
2 **TIMBER LAKE ACRES SUBDIVISION, BEING A DIVISION OF LOT 15 OF**
3 **AUTUMN RIDGE, AS RECORDED IN PLAT BOOK 140, PAGE 2B OF THE**
4 **LAND RECORDS OF JEFFERSON COUNTY, MISSOURI, LOCATED IN**
5 **SECTION 9, TOWNSHIP 39 NORTH, RANGE 6 EAST, LYING OUTSIDE THE**
6 **LIMITS OF ANY INCORPORATED TOWN, VILLAGE OR CITY, AND BEING**
7 **IN COUNCIL DISTRICT 6.**

8 **WHEREAS**, pursuant to Section 3.4.2.19 of the Jefferson County, Missouri,
9 Home Rule Charter, the County Council of Jefferson County, has the authority to
10 establish, open, locate, relocate, and vacate public easements, rights of way, streets,
11 alleys, public roads, highways, and bridges; and,

12 **WHEREAS**, pursuant to Section 71.270, RSMo., following notice by publication
13 or posting that a petition to vacate shall be presented at a County Council Meeting and
14 notice of the petition to utility providers, the County Council may order the requested
15 vacation; and,

16 **WHEREAS**, Petitioners Rodney Bickel, Laura Bickel, Tyler Scott, Gwendolyn
17 Scott, Michelle Dallas, and Danny Dallas filed a Petition styled “Petition for Vacation of
18 a Portion of Easement” (hereinafter “the Petition to Vacate”); and,

19 **WHEREAS**, a copy of the Petition to Vacate is attached hereto as Exhibit A and
20 includes each of the Exhibits (1 & 2) to said Petition; and,

1 **WHEREAS**, in the Petition to Vacate, the Petitioners aver that they are
2 individuals owning Lots 1, 2, and 3 of Timber Lake Acres a subdivision recorded in Plat
3 Book 140, at page 2B of the Jefferson County Land Records, commonly known as 2037
4 Meier Road, Festus, Missouri, and that, for reasons set forth in the Petition to Vacate, the
5 Petitioners desire to vacate all of an easement (denoted as “Schughart Lane”)
6 encumbering Petitioners’ Property on Lot 2 of Timber Lake Acre for the benefit of Lot 3
7 of Timber Lake Acres; and,

8 **WHEREAS**, on May 28, 2024, before the Jefferson County, Missouri, County
9 Council (“Council”), the Petition to Vacate came on for hearing; and,

10 **WHEREAS**, the Council finds that the Petition to Vacate was duly filed on
11 February 13, 2024, by Petitioners; and,

12 **WHEREAS**, notice of the proposed vacation was published pursuant to and in
13 accordance with Section 71.270, RSMo., and proof of publication has been filed with the
14 Council and is attached hereto as Exhibit B; and,

15 **WHEREAS**, notice of the petition was given to utility providers pursuant to and
16 in accordance with Section 71.270, RSMo., and proof of such notice has been filed with
17 the Council and is attached hereto as Exhibit C; and,

18 **WHEREAS**, the ordaining legislation with the said Petition to Vacate attached
19 thereto was read for the first time, by title, and in open session of the Council on May 28,
20 2024 at the regularly scheduled meeting of the Council at 6:30 p.m., in accordance with
21 the Council Rules, the Home Rule Charter of Jefferson County (“Charter”) and was read

1 thereafter two additional times, as well as in accordance with the Charter and Section
2 71.270, RSMo., and prior to full passage by the Council; and,

3 **WHEREAS**, in light of the contents of and exhibits to the Petition to Vacate and
4 the evidence presented at the hearing, the Council finds that no cause has been shown
5 why the vacation of the easement proposed by Petitioners should not be ordered.

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

8 Section 1. Having considered the Petition to Vacate on behalf of Petitioners,
9 the Council orders, adjudges, and decrees that the 40-foot-wide roadway Easement
10 denoted as “Schughart Lane” and depicted on the Plat of Timber Lake Acres, a
11 subdivision recorded in Plat Book 140, at page 2B of the Jefferson County Land Records,
12 **shall be and is hereby ordered vacated.**

13 Section 2. Petitioners shall record this Ordinance to vacate with the Office of
14 the County Recorder of Deeds at their own cost.

15 Section 3. This ordinance shall be in full force and effect from and after its
16 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
17 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 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: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024