

JEFFERSON COUNTY, MISSOURI – JOURNAL

October 12, 2021
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, Council conducted a regular meeting on Tuesday, October 12, 2021 at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

I. CALL TO ORDER

County Executive Dennis Gannon called the meeting to order at 6:31 p.m.

II. INVOCATION

Council Member Hendrickson gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Recited.

IV. ROLL CALL

County Executive Gannon	Present
District 1- Brian Haskins:	Present
District 2- Renee Reuter:	Present
District 3- Phil Hendrickson:	Present
District 4- Charles Groeteke:	Present
District 5- Tracey Perry:	Present
District 6- Dan Stallman:	Present
District 7- Vicky James:	Present

V. PUBLIC COMMENTS

- Jeannie Aumiller, 17415 North Outer Fourty Rd., Chesterfield – Spoke in favor of Bill No. 21-0948, and said if there were any questions there may be on this Bill.

VI. APPROVAL OF THE AGENDA

Council Member Hendrickson made a motion to amend the Agenda to remove Bill 21-1002 and 21-0947, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Council Member Hendrickson made a motion to approve the Agenda as amended. The motion was seconded by Council Member Groeteke.

Vote:

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District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

VII. APPROVAL OF THE JOURNAL

A. Approval of the September 27, 2021 Journal - Regular Meeting

Council Member Hendrickson made a motion to approve the Journal of the September 27, 2021 Regular Meeting, seconded by Council Member Perry.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Abstain
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

B. Approval of the October 4, 2021 Journal – Work Session

Council Member Hendrickson made a motion to approve the Journal of the October 4, 2021 Work Session, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Abstain
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

VIII. PUBLIC HEARING

County Executive Dennis Gannon opened the Public Hearing.

A. PM21031 - A Request for a Zone Change and Development Plan approval for parcel 13-2.0-03.0-001., located at 7575 Skullbones Road, Dittmer, in Big River Township and Council District #7, from Large Lot Residential (LR-2) Zone District to Planned Mixed Use (PM) Zone District and Development Plan approval for Skullbones Campground. (*Department of Planning and Zoning*)

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THIS HEARING IS CONTINUED AT THE REQUEST OF THE APPLICANT, PURSUANT TO JEFFERSON COUNTY CODE SECTION 400.1080.F.1. THIS HEARING WILL BE RESET ON A LATER COUNTY COUNCIL MEETING AGENDA. NOTICES WILL BE PROVIDED, AT APPLICANT'S COST, IN THE SAME FASHION AS THE NOTICES FOR THIS HEARING WERE PROVIDED.

IX. REPORT FROM COUNTY EXECUTIVE

- County Executive Gannon introduced Mr. George Gladis, from OneDigital, who provided handouts and spoke about insurance plans being offered to employees of Jefferson County. Questions were asked by both Council Member Haskins and Reuter, with responses received from Mr. Gladis.

Councilman. Groeteke Thanked Mr. Gladis for coming and giving his presentation.

- County Executive Gannon spoke about this month's Sales Tax. It continues to remain above 8 percent. This month it is 9.08%
- Council Executive Gannon gave an update on ERAP and mentioned the funds continue to be a blessing to the citizens of our County.

X. RECONSIDERATION OF BILLS

None

XI. CONSIDERATION OF VETOED BILLS

None

XII. CONSENT AGENDA

Council Member Hendrickson made a motion to introduce and read the Bills on the Consent Agenda by title, seconded by Council Member Groeteke. Council Member Perry read Bills 21-1001 through 21-1014 by title.

Council Member Reuter asked about Bill No. 21-1005 – Oil Change Services, and why we are outsourcing this. County Director David Courtway said the Mechanic Division has been doing this, however we are having a hard time finding mechanics and are looking to see if there can be a cost savings if we outsourced oil services for light vehicles only, (minus the Sheriff Department). The outsourcing is only for a year and a report will be provided to the Council after this time.

Council Member Hendrickson made a motion to approve the Bills on the Consent Agenda, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

XIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

None

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XIV. CONSIDERATION OF RESOLUTIONS

Resolution No. R21-1001 – Correct Erroneous Assessments (Personal Property)

Council Member Hendrickson made a motion to read Resolution No. R21-1001 on its first and only reading by title, seconded by Council Member Perry. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to approve Resolution No. R21-1001 seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Abstain
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Resolution No. R21-1002 – Erronrous Assessments (Real Property)

Council Member Hendrickson made a motion to read Resolution No. R21-1002 on its first and only reading by title, seconded by Council Member Stallman. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to approve Resolution No. R21-1002 seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Abstain
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

XV. INTRODUCTION OF BILLS

Bill No. 21-1015 – Acceptance Of Catlin Drive – District 4

Council Member Groeteke made a motion to place Bill No. 21-1015 on its first reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion to approve Bill No. 21-1015 and move it to Perfection, seconded by Council Member Hendrickson.

Vote:

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District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Abstain
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

XVI. PERFECTION OF BILLS

Bill No. 21-0928 Vacating a Portion of Konert Road – District 2

Council Member Reuter made a motion to place Bill No. 21-0928 on its second reading by title seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Reuter made a motion to approve Bill No. 21-0928 and move it to Final Passage, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0947 – Delinquent Tax Trustee – District 5

County Executive Dennis Gannon commented this Bill has been removed.

Bill No. 21-0948 – Rezone The Timbers – District 4

Council Member Perry made a motion to place Bill No. 21-0948 on its second reading by title, seconded by Council Member Stallman. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion to add an additional condition to add a third party Stormwater Engineer, as a pass through cost to the developer to ensure stormwater retention would be adequate for this project, seconded by Council Member Reuter.

County Code Enforcement & Planning Director Eric Larson stated this is not currently in the UDO; County Counselor Wes Yates said he would have to question this as well.

Roll Call Vote:

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District 1 - Council Member Haskins:	No
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	No
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	No
District 6 - Council Member Stallman:	No
District 7 - Council Member James:	No

Motion failed.

Council Member Groeteke made a motion to add a condition approval to set the minimum lot width to 50 feet, seconded by Council Member Reuter.

Roll Call Vote:

District 1 - Council Member Haskins:	No
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	No
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	No
District 6 - Council Member Stallman:	No
District 7 - Council Member James:	No

Motion failed.

Council Member Groeteke made a motion to add a condition approval that requires approval from Saddlebrook Estates Homeowners Association to have an emergency gate installed from Saddlebrook Estates to the development before this development proceeds, seconded by Council Member Reuter.

There was a discussion between Council Members Groeteke, Perry and County Counselor Yates.

Vote:

District 1 - Council Member Haskins:	No
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	No
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	No
District 6 - Council Member Stallman:	No
District 7 - Council Member James:	No

Motion failed.

Council Member Perry made a motion to approve Bill No. 21-0948 and move it to Final, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	No
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	No
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

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Motion carried.

XVII. FINAL PASSAGE OF BILLS

Bill No. 21-0928 Vacating a Portion of Konert Road – District 2

Council Member Reuter made a motion to place Bill No. 21-0928 on its third reading by title seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Reuter made a motion to approve and finally pass Bill No. 21-0928, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0948 – Rezone The Timbers – District 4

Council Member Perry made a motion to place Bill No. 21-0948 on its third reading by title, seconded by Council Member Stallman. Council Member Perry read the Bill by title.

Council Member Perry made a motion to approve and finally pass Bill No. 21-0948, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	No
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	No
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

XVIII. OTHER MATTERS

A. County Council Motions Regarding Future Agendas – Other Matters.

Council Member Hendrickson announced there will be a Work Session on October 18, 2021 at 6:30. The following items will be addressed:

- ARPA Allocation
- Ballot Issue
- Wayfair

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Council Member Haskins made a motion to have Amendment 1 removed from Bill No. 19-0515, added to the next regular Council Meeting Agenda, seconded by Council Member Perry.

County Counselor Yates said he would check to see if a Public Hearing would be needed to have this Amendment removed and would get back with the Council; because of this Council Member Perry withdrew her second.

B. Motion To Acknowledge Receipt Of High Ridge Commons Community Improvement District Draft Budget for Fiscal Year 2022 And To Place On File In The County Clerk's Office.

Council Member Hendrickson made a motion To Acknowledge Receipt of High Ridge Commons Community Improvement District Draft Budget for Fiscal Year 2022 And To Place On File In The County Clerk's Office, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

C. Motion To Acknowledge Receipt of Kingston Hills Community Improvement District Proposed Annual Budget for Fiscal Year 2022 And To Place On File In The County Clerk's Office.

Council Member Hendrickson made a motion To Acknowledge Receipt of Kingston Hills Community Improvement District Proposed Annual Budget for Fiscal Year 2022 And To Place On File In The County Clerk's Office, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

D. Motion To Acknowledge Receipt of Rockwood Meadows Community Improvement District Proposed Annual Budget for Fiscal Year 2022 And To Place On File In The County Clerk's Office.

Council Member Hendrickson made a motion To Acknowledge Receipt of Rockwood Meadows Community Improvement District Proposed Annual Budget for Fiscal Year 2022 And To Place On File In The County Clerk's Office, seconded by Council Member Groeteke.

Vote:

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District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

E. Motion To Acknowledge Receipt Of Springdale Community Improvement District Proposed Annual Budget for Fiscal Year 2022 And To Place On File In The County Clerk's Office.

Council Member Hendrickson made a motion To Acknowledge Receipt Of Springdale Community Improvement District Proposed Annual Budget for Fiscal Year 2022, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

F. Motion To Acknowledge and Ascertain the Calculations of the Average School Tax Rate for 2021.

Council Member Hendrickson made a motion To Acknowledge and Ascertain the Calculations of the Average School Tax Rate for 2021, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

G. Motion To Acknowledge Receipt of the Record Entry of Tax Levies for Taxing Entities for 2021.

Council Member Hendrickson made a motion To Acknowledge Receipt of the Record Entry of Tax Levies for Taxing Entities for 2021, seconded by Council Member Groeteke.

Vote:

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District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 – Council Member Haskins:

- Announced they had their first Movie Night in conjunction with the Parks Foundation, which went very well.

District 2 – Council Member Reuter:

- Thanked the Spring Hill Presbyterian Church in Byrnes Mill, the Byrnes Mill Police Department and Sheriff's Office, for hostin an information session on drug use. It was very informative and provided several available resources.
- Invited everyone to go to Stuckmeyer Farm Fun Days.
- Reminder that a sign needs to be replaced at Rhonda Sue Dr., near Rhonda Sue Ct.

District 3 – Council Member Hendrickson:

- No comments.

District 4 – Council Member Groeteke:

- Announced registration is open for 2021 Chancelors Certificate and Fundamentals of Planning & Zoning.
- Shop Kimmswick.

District 5 – Council Member Perry:

- No comments.

District 6 – Council Member Stallman:

- No comments.

District 7 – Council Member James:

- No comments.

XX. CLOSED SESSION

None

XXI. ADJOURNMENT

Council Member Hendrickson made a motion to adjourn, seconded by Council Member Groeteke.

Vote:

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District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried, and the meeting adjourned at 7:46 p.m.