



**COUNTY COUNCIL NOTICE OF A  
REGULAR MEETING AND PUBLIC HEARING**

Notice is hereby given that the Jefferson County, Missouri, Council, will conduct a Regular Meeting and Public Hearing on Monday, December 27, 2021 at 6:30 p.m., in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. Due to the pandemic, social distancing will be observed, and seating will be limited.

*The tentative agenda includes:*

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. PUBLIC COMMENTS
- VI. APPROVAL OF THE AGENDA
- VII. APPROVAL OF THE JOURNAL
  - A. Approval of the December 13, 2021 Journal – Regular Meeting.
- VIII. PUBLIC HEARING
  - A. A Public Hearing Regarding A Petition to Vacate a Portion of West Imperial Drive located in Stovesand Hills Subdivision Three in U.S. Surveys 1303 & 2005, Township 42 North, Range 6 East Of The Fifth Principal Meridian, In Jefferson County, Missouri, And Further Being Situated In County Council District 4. (1 of 1, See Introduction, Bill No. 21-1240).  
*(Department of the County Counselor)*
- IX. REPORTS FROM COUNTY EXECUTIVE
- X. RECONSIDERATION OF BILLS
- XI. CONSIDERATION OF VETOED BILLS
- XII. CONSENT AGENDA
  - Bill No. 21-1216 - An Ordinance Approving The Guardian Ad Litem Independent Contractor Agreements Between Jefferson County, Missouri And Certain Attorneys Appointed By The 23rd Judicial Circuit To Serve As Guardians Ad Litem In Certain Juvenile Cases; Authorizing The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Agreements On Behalf Of The County. *(Juvenile Division of the Twenty-Third Circuit Court)*



***(Consent Agenda, Continued)***

Bill No. 21-1232 - An Ordinance To Authorize The County Executive To Execute An Amendment To Ordinance 19-0563 For The Agreement For On-Call Architectural Services 2020 And 2021 Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 21-1233 - An Ordinance Awarding The Bid For The East Rock Creek Road Safety Improvements Project To The Lowest And Best Responsive Bidder As Reflected In The Responses To A Certain Invitation For Bid; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bid For The Project Designated As East Rock Creek Road Safety Improvements Project, STP-5403 (677) In Council District 2. *(Department of Public Works)*

Bill No. 21-1234 - An Ordinance To Authorize The County Executive To Execute Change Order Number 1 For The Miller Road Intersection & Curve Reconstruction Project With Gershenson Construction Co., Inc. Phase 1 & Phase 3 In Council District 3. *(Department of Public Works)*

Bill No. 21-1235 - An Ordinance Approving A Subscription License Maintenance Agreement Between The Jefferson County, Missouri, Department Of County Services, Division Of Animal Control And Information Technology And animalshelternet.com And Authorizing The County Executive To Execute The Agreement On Behalf Of The County. *(Departments of County Services and Information Technology)*

Bill No. 21-1236 - 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 Bituminous Mixtures 2021; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 21-1237 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For The NASPO Cloud Contract AR2488 CT170457025 With SHI International Corp. For Exchange Email And Office 365 Subscription, For The Jefferson County, Missouri, Department Of Information Technology. *(Department of Information Technology)*

Bill No. 21-1238 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Traction Sand Supply 2021, Department Of Public Works. *(Department of Public Works)*

Bill No. 21-1239 - An Ordinance Authorizing The Jefferson County Executive And The Sheriff Of Jefferson County To Enter Into A Law Enforcement Services Agreement To Provide Law Enforcement Services To The City Of Olympian Village Within The City's Jurisdiction. *(Department of the Sheriff)*

**XIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**



XIV. CONSIDERATION OF RESOLUTIONS

Resolution No. R21-1204 - Resolution And Order Of The Jefferson County, Missouri, Council Designating The Jefferson County Tourism Commission ("JCTC") - A Missouri Nonprofit Corporation Organized Under The Laws Of The State Of Missouri, As Jefferson County's Single And Official Destination Marketing Organization ("DMO"). *(County Council)*

XV. INTRODUCTION OF BILLS

Bill No. 21-1240 - An Ordinance Vacating A Portion Of West Imperial Drive Being Situated In Stovesand Hills Subdivision Three In U.S. Surveys 1303 & 2005, Township 42 North, Range 6 East Of The Fifth Principal Meridian, In Jefferson County, Missouri And Further Being Situated In County Council District 4. *(Department of the County Counselor)*

XVI. PERFECTION OF BILLS

Bill No. 21-1226 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Sierra Vista Subdivision Homeowners' Association For The Public Maintenance Acceptance Of San Simeon Drive, Sierra Vista Drive, Sonora Drive, And Sante Fe Circle, Located In Council District 3. *(Department of Public Works)*

Bill No. 21-1227 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Villas Of Brennen Acres Subdivision Property Owners' Association For The Public Maintenance Acceptance Of Cassie Court, Located In Council District 1. *(Department of Public Works)*

Bill No. 21-1228 - An Ordinance Approving Application CC221078 To Rezone 3.29 Acres From Planned Mixed Residential (PR2) Zone District To Non-Planned Community Commercial (CC2) Zone District Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 21-1229 - An Ordinance Amending Title IV, Chapter 405 Of The Code Of Ordinances Of Jefferson County, Missouri, Sections 405.020 And 405.060 Of Said Chapter; And Providing For An Effective Date Thereof. *(Department of Public Works)*

Bill No. 21-1230 - An Ordinance Amending Title IV, Chapter 400 Of The Code Of Ordinances Of Jefferson County, Missouri: Unified Development Order; And Providing For An Effective Date Thereof. *(Department of County Services and Code Enforcement)*

Bill No. 21-1231 - An Ordinance Authorizing And Approving The Assessor's Assessment Maintenance Plan For The Years 2022 And 2023 As Submitted By The Assessor Of Jefferson County, Missouri, And As Required By The Revised Statutes Of Missouri. *(Department of the Assessor)*



XVII. FINAL PASSAGE OF BILLS

Bill No. 21-1226 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Sierra Vista Subdivision Homeowners' Association For The Public Maintenance Acceptance Of San Simeon Drive, Sierra Vista Drive, Sonora Drive, And Sante Fe Circle, Located In Council District 3. *(Department of Public Works)*

Bill No. 21-1227 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Villas Of Brennen Acres Subdivision Property Owners' Association For The Public Maintenance Acceptance Of Cassie Court, Located In Council District 1. *(Department of Public Works)*

Bill No. 21-1228 - An Ordinance Approving Application CC221078 To Rezone 3.29 Acres From Planned Mixed Residential (PR2) Zone District To Non-Planned Community Commercial (CC2) Zone District Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 21-1229 - An Ordinance Amending Title IV, Chapter 405 Of The Code Of Ordinances Of Jefferson County, Missouri, Sections 405.020 And 405.060 Of Said Chapter; And Providing For An Effective Date Thereof. *(Department of Public Works)*

Bill No. 21-1230 - An Ordinance Amending Title IV, Chapter 400 Of The Code Of Ordinances Of Jefferson County, Missouri: Unified Development Order; And Providing For An Effective Date Thereof. *(Department of County Services and Code Enforcement)*

Bill No. 21-1231 - An Ordinance Authorizing And Approving The Assessor's Assessment Maintenance Plan For The Years 2022 And 2023 As Submitted By The Assessor Of Jefferson County, Missouri, And As Required By The Revised Statutes Of Missouri. *(Department of the Assessor)*

XVIII. OTHER MATTERS

A. County Council Motions Regarding Future Agendas – Other Matters. *(County Council)*

B. Motion To Acknowledge Receipt Of The Jefferson County Treasurer's Monthly Settlement And Financial Report For November, 2021 And To Place On File In The County Clerk's Office. *(Department of the Treasurer)*

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

XX. CLOSED SESSION

XXI. ADJOURNMENT

*Representatives of the media may obtain copies of this notice by contacting Leah Smith of 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.: 21-\_\_\_\_\_

1           AN ORDINANCE APPROVING THE GUARDIAN AD LITEM  
2   INDEPENDENT CONTRACTOR AGREEMENTS BETWEEN JEFFERSON  
3   COUNTY, MISSOURI AND CERTAIN ATTORNEYS APPOINTED BY THE 23<sup>RD</sup>  
4   JUDICIAL CIRCUIT TO SERVE AS GUARDIANS AD LITEM IN CERTAIN  
5   JUVENILE CASES; AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE  
6   ANY NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE  
7   AGREEMENTS ON BEHALF OF THE COUNTY.

14 AGREEMENT NAME

15 Guardian Ad Litem Independent Contractor Agreement

19 ATTORNEY AGREEMENTS

1 Charles Maas (A1)  
2 Robert Bilbrey (A2)  
3 William C. Dodson (A3)  
4 Eric C. Hensic (A4)  
5 Alexandra Faulstich (A5)  
6 David Crosby (A6)  
7 Matt Stone (A7)  
8 Patrick Malone (A8)  
9 G. Michael Archer (A9)  
10 Gloria Rose (A10)

11 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests  
12 of the County to approve the agreements with Charles Maas, Robert Bilbery, William C.  
13 Dodson, Eric C. Hensic, Alexandra Faulstich, David Crosby, Matt Stone, Patrick Malone,  
14 G. Michael Archer, Gloria Rose for the term of 01-1-22 to 12-31-22 with approval of the  
15 County Council and County Executive up to the amount of **\$2,000.00** per month subject to  
16 budgetary limitations.

17 **WHEREAS**, the County desires that the appointment, supervision, and retention  
18 of the Guardians Ad Litem be accomplished by the Court En Banc of the Twenty-Third  
19 Judicial Circuit;

20 **WHEREAS**, attorneys shall be appointed by the Twenty-Third Judicial Circuit and  
21 shall serve as independent contractors, and shall not be deemed to be employees of  
22 Jefferson County, Missouri;

**WHEREAS**, appointment or removal of Guardians at Litem shall be strictly within the authority and purview of the Twenty-Third Judicial Circuit. The County will not be deemed liable for any decision of the Court appointing or removing an attorney as a Guardian ad Litem.

**WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests of the County to renew the contracts with attorneys to serve in Juvenile Court as Guardians Ad Litem to children and incompetent parents and attorneys for indigent parents in Jefferson County with approval of the County Council and County Executive.

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

**AS FOLLOWS:**

Section 1. The County authorizes the approval of the agreements for the term as follows:

AGREEMENT NAME

Guardian Ad Litem Independent Contractor Agreements

TERM

01-01-22 to 12-31-2022

## AMOUNT

Up to **\$2,000.00** per month

subject to budgetary limitations

## ATTORNEY AGREEMENTS

Charles Maas (A1)

Robert Bilbrey (A2)

1 William C. Dodson (A3)

2 Eric C. Hensic (A4)

3 Alexandra Faulstich (A5)

4 David Crosby (A6)

5 Matt Stone (A7)

6 Patrick Malone (A8)

7 G. Michael Archer (A9)

8 Gloria Rose (A10)

9 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
10 County Executive to execute the agreements, incorporated herein by reference and attached  
11 as Exhibits A1 through A10. The County Executive is further authorized to take any and  
12 all actions necessary to carry out the intent of this Ordinance.

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

17 Section 4. This Ordinance shall be in full force and effect from and after its  
18 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
19 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-21-2021

1 AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO  
2 EXECUTE AN AMENDMENT TO ORDINANCE 19-0563 FOR THE  
3 AGREEMENT FOR ON-CALL ARCHITECTURAL SERVICES 2020 AND 2021  
4 CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF  
5 PUBLIC WORKS.

9 FIRM

11 YEAR & SERVICE

13 ORDINANCE NUMBER

15           **WHEREAS**, the Department of Public Works of Jefferson County, Missouri  
16   requests the revision to Ordinance 19-0563 to extend the original contract for twelve (12)  
17   months up through and including December 31, 2022, for the completion of the High Ridge  
18   Boulevard Shared-Use Path, a project currently under design with Cochran; and,

1           **WHEREAS**, the Jefferson County Council finds that it is now necessary and in the  
2 best interest of the County to amend Ordinance 19-0563,

3                           **ORDINANCE 19-0563 STATES:**

4           Section 1.     The County shall execute agreements with the following firms for  
5 professional services for various Public Works Projects.

6                           **FIRMS**

7                           Bacon Commercial Design, LLC

8                           CB Engineering, Inc. (dba Cochran)

9                           **YEAR & SERVICE**

10                          2020-2021 On-Call Architectural Engineering Services

11                          **AMOUNT**

12   **For a total amount, not to exceed \$100,000.00 per year, a combined total for all two**  
13 **firms totaling \$200,000.00 for the two-year term, subject to budgetary limitations.**

14                          **PROPOSED AMENDMENT**

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

18                          **AGREEMENT**

19                          On-Call Architectural Engineering 2020-2021

20                          **TERM**

21                          12-31-21 to 12-31-22

22                          Upon approval by the County Council and County Executive

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FIRM

CB Engineering, Inc. (dba Cochran)

AMOUNT

Up to \$20,000.00, for the term

Subject to budgetary limitations

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

**AS FOLLOWS:**

Section 1. Jefferson County, Missouri, Council hereby amends Ordinance 19-0563 to extend the original contract for an additional twelve (12) months up through and including December 31, 2022, for completion of the High Ridge Boulevard Shared-Use Path, a project currently under design with Cochran, and awards the following bids and proposals which are incorporated by this reference as if fully set out herein, to the lowest and best vendor bidding for each respective item or service as follows:

AGREEMENT

On-Call Architectural Engineering 2020-2021

Term

12-31-21 to 12-31-22

Upon approval by the County Council and County Executive

FIRM

CB Engineering, Inc. (dba Cochran)

AMOUNT

Up to \$20,000.00, for the term

Subject to budgetary limitations

Section 2. The Jefferson County, Missouri, Council hereby authorizes the Public Works Department to execute and deliver all existing project agreements made under the original contract. The Public Works Department is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

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

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

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, Renee Reuter

Council Member District 3, Phil Hendrickson

Council Member District 4, Charles Groeteke

Council Member District 5, Tracey Perry

Council Member District 6, Daniel Stallman

Council Member District 7, Victoria James

THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:

\_\_\_\_\_ PASSED \_\_\_\_\_ FAILED

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, County Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021

1           **AN ORDINANCE AWARDING THE BID FOR THE EAST ROCK CREEK**  
2   **ROAD SAFETY IMPROVEMENTS PROJECT TO THE LOWEST AND BEST**  
3   **RESPONSIVE BIDDER AS REFLECTED IN THE RESPONSES TO A CERTAIN**  
4   **INVITATION FOR BID; AND AUTHORIZATION FOR THE COUNTY**  
5   **EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR**  
6   **CONTRACTS TO EFFECTUATE THE AWARD OF THE BID FOR THE**  
7   **PROJECT DESIGNATED AS EAST ROCK CREEK ROAD SAFETY**  
8   **IMPROVEMENTS PROJECT, STP-5403 (677) IN COUNCIL DISTRICT 2.**

11 Bid Project Name

13 Number of Bids Received

15 Date of Bid Opening

Page 1 of 4



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

**WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest of the County to award the bid to Pace Construction Company, LLC. upon approval by the County Council, and the County Executive, for an amount not to exceed \$299,777.00, subject to budgetary limitations. A copy of said agreement is attached hereto as Exhibit A.

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

**AS FOLLOWS:**

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

BID NAME

## East Rock Creek Road Safety Improvements

TERM

Upon approval by the County Council and County Executive until completed

## AMOUNT

Up to \$299,777.00 subject to budgetary limitations

## AWARDED BIDDER

Pace Construction Company, LLC.

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

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

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

**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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:

\_\_\_\_\_ PASSED \_\_\_\_\_ FAILED

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, County Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021

BILL NO.: 21-1234

ORDINANCE NO.: 21-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) \_\_\_\_\_

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE CHANGE ORDER NUMBER 1 FOR THE MILLER ROAD**  
3           **INTERSECTION & CURVE RECONSTRUCTION PROJECT WITH**  
4           **GERSHENSON CONSTRUCTION CO., INC. PHASE 1 & PHASE 3 IN**  
5           **COUNCIL DISTRICT 3.**

6           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”), in response to  
7           a certain Invitation for Bid, received and opened bids for the construction of the Miller  
8           Road Intersection & Curve Reconstruction Project; and

9           **WHEREAS**, after reviewing the bids set forth above, the County determined that  
10          it was in the best interests of the County to award the bid for the Miller Road Intersection  
11          & Curve Reconstruction Project to Gershenson Construction Co., Inc., upon approval by  
12          the County Council and the County Executive; and

13          **WHEREAS**, Pursuant to Ordinance 21-0436, Jefferson County, Missouri entered  
14          into a Contract with Gershenson Construction Co., Inc. in the amount of one million, one  
15          hundred forty-two thousand, nine hundred eighty-three dollars and sixty cents  
16          **(\$1,142,983.60)**, subject to budgetary limitations, with a 90 Calendar Day completion to  
17          begin starting March 16, 2022, for the Miller Road Intersection & Curve Reconstruction  
18          Project; and

1           **WHEREAS**, the County finds that it is now necessary to amend the contract  
2 performance time by issuing a no cost Change Order to allow the contractor to start work  
3 early to reduce the potential schedule impacts on the Old Lemay Ferry Road-East Rock  
4 Creek to Spring Forest Project; and

5           **WHEREAS**, the Jefferson County Council finds that it is now necessary and in the  
6 best interest of the County to execute Change Order Number 1 for an amendment of  
7 Calendar Working Days, a no cost Change Order, with Gershenson Construction Co., Inc.  
8 for the Miller Road Intersection & Curve Reconstruction Project Contract. The Contractor  
9 will be issued a Notice to Proceed on January 3, 2022, thus authorizing an additional 71  
10 Calendar days for this project.

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

13 Section 1. Change Order Number 1 for an amendment of Calendar Working Days, a no  
14 cost Change Order, to allow Gershenson Construction Co., Inc to start working on the  
15 Miller Road Intersection & Curve Reconstruction Project on January 3, 2022, an additional  
16 71 Calendar Days, to reduce the chances that the Old Lemay Ferry Road-East Rock Creek  
17 to Spring Forest Project schedule will be impacted.

18 Section 2. The Jefferson County, Missouri, Council authorizes the County  
19 Executive to execute Change Order Number 1 on behalf of Jefferson County. A copy of  
20 said Change Order is attached hereto as Exhibit “A” and incorporated by reference. The  
21 County Executive is further authorized to take any and all actions necessary to carry out  
22 the intent of this Ordinance.

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

5        Section 4. This Ordinance shall be in full force and effect from and after its date  
6 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall  
7 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, County Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021

BILL NO.: 21-1235

ORDINANCE NO.: 21- \_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER (s) \_\_\_\_\_

1           **AN ORDINANCE APPROVING A SUBSCRIPTION LICENSE**  
2           **MAINTENANCE AGREEMENT BETWEEN THE JEFFERSON COUNTY,**  
3           **MISSOURI, DEPARTMENT OF COUNTY SERVICES, DIVISION OF ANIMAL**  
4           **CONTROL AND INFORMATION TECHNOLOGY AND**  
5           **ANIMALSHELTERNET.COM AND AUTHORIZING THE COUNTY**  
6           **EXECUTIVE TO EXECUTE THE AGREEMENT ON BEHALF OF THE**  
7           **COUNTY.**

8           **WHEREAS**, Jefferson County, Missouri (the “County”) desires to renew the  
9           AnimalShelterNet Software Support and Maintenance Annual Agreement with  
10          AnimalShelterNet.com; and

11          **WHEREAS**, the AnimalShelterNet supports the Department of County Services,  
12          Division of Animal Control software needed for Animal control .; and

13          **WHEREAS**, the use of said software covers the software support package, the  
14          AnimalShelterNet Software Maintenance for fourteen workstations, the AnimalShelterNet  
15          Software License and

16          **WHEREAS**, the County’s Department of County Services, Division of Animal  
17          Control desires to renew the AnimalShelterNet Software Support and Maintenance with  
18          AnimalShelterNet.com for continued maintenance support services for an additional year;  
19          and



1           **WHEREAS**, the Department of Information Technology desires that the  
2 AnimalShelterNet Software Support and Maintenance Agreement with  
3 AnimalShelterNet.com, be renewed for the maintenance support services for an additional  
4 year; and

5           **WHEREAS**, Jefferson County, Missouri, Council finds that it is now necessary  
6 and in the best interest of the County to execute the AnimalShelterNet Software Support  
7 and Maintenance Agreement Renewal with AnimalShelterNet.com for the support and  
8 maintenance services for the AnimalShelterNet Software Support and Maintenance  
9 Agreement and licensing for a one (1) year starting the date of approval and ending October  
10 31, 2022, for the total amount not to exceed **\$6,685.00**, subject to budgetary limitations.

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

13           Section 1. Jefferson County approves the proposed AnimalShelterNet  
14 Software Support and Maintenance Agreement Renewal with AnimalShelterNet.com, for  
15 the support and maintenance services for the AnimalShelterNet.com software and licensing  
16 for a one (1) year, starting from the date of approval and ending 10-31-2022, for the total  
17 amount not to exceed **\$6,685.00**, subject to budgetary limitations.

18           Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
19 County Executive to execute the Subscription License Maintenance Agreement Renewal,  
20 an unexecuted copy of which is attached hereto as Exhibit "A" and incorporated herein by  
21 reference, on behalf of the County. The County Executive is further authorized to take any  
22 and all actions necessary to carry out the intent of this Ordinance.

1        Section 3.       Copies of any 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, Renee Reuter       \_\_\_\_\_

Council Member District 3, Phil Hendrickson       \_\_\_\_\_

Council Member District 4, Charles Groeteke       \_\_\_\_\_

Council Member District 5, Tracey Perry       \_\_\_\_\_

Council Member District 6, Daniel Stallman       \_\_\_\_\_

Council Member District 7, Victoria James       \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**       \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021



1 best bid for the respective items or services and met the bid or proposal specifications  
2 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 Simpson Materials CO., Lead Belt  
5 Materials Co., New Frontier Materials, LLC, N.B. West Contracting Company Inc., ., for  
6 a term from the date of approval to 12-26-22 upon approval by the County Council and  
7 County Executive for **up to \$1,100,000.00 per term, for total amount not to exceed**  
8 **\$1,100,000.00 for the term**, subject to budgetary limitations.

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

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

14 BID NAME

15 Bituminous Mixtures 2022

16 TERM

17 Date of approval to 12-26-22

18 with one (1) additional one-year renewal option

19 Upon approval by the County Council and County Executive

20 AMOUNT

21 **Up to \$1,100,000.00 per term,**

22 **for total amount not to exceed \$1,100,000.00 for the term,**

1 subject to budgetary limitations

2 AWARDED BIDDERS

3 Simpson Materials Co. (A1)

4 Lead Belt Materials Co. (A2)

5 New Frontier Materials LLC (A3)

6 N.B. West Contracting Company Inc. (A4)

7 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
8 County Executive to execute the agreements attached hereto incorporated herein by  
9 Reference as Exhibits “A1, A2, A3 and A4” and any agreements or contracts necessary to  
10 effectuate the award of the bids and proposals set forth in this Ordinance. The County  
11 Executive is further authorized to take any and all actions necessary to carry out the intent  
12 of this Ordinance.

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

17 Section 4. This Ordinance shall be in full force and effect from and after its  
18 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
19 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021



BILL NO.: 21-1237

ORDINANCE NO.: 21- \_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER (s) \_\_\_\_\_

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE CHANGE ORDER NO. 1 FOR THE NASPO CLOUD CONTRACT**  
3           **AR2488 CT170457025 WITH SHI INTERNATIONAL CORP. FOR EXCHANGE**  
4           **EMAIL AND OFFICE 365 SUBSCRIPTION, FOR THE JEFFERSON COUNTY,**  
5           **MISSOURI, DEPARTMENT OF INFORMATION TECHNOLOGY.**

6           **WHEREAS**, Pursuant to Ordinance 21-0477, Jefferson County, Missouri and the  
7           Department OF Information Technology entered into a Contract, known as the NASPO  
8           Cloud Contract AR2488 CT170457025 from SHI International Corp for the Exchange Email  
9           and Office 365; and,

10           **WHEREAS**, the Department of Information Technology of Jefferson County,  
11           Missouri finds that it is now necessary to adjust the estimated amount of the NASPO Cloud  
12           Contract AR2488 CT170457025 from SHI International Corp for the Exchange Email and  
13           Office 365; and

14           **WHEREAS**, the need for the adjustment is due to the original quote expiring and the  
15           price increasing; and

16           **WHEREAS**, Jefferson County, Missouri and the Department of Information  
17           Technology for Jefferson County, hereby request an increase of an additional Eighteen  
18           Thousand, Two Hundred Thirty-Four Dollars (**\$18,234.00**) to the NASPO Cloud Contract

1 AR2488 CT170457025 from SHI International Corp for the Exchange Email and Office 365  
2 due to the increase cost; and,

3 **WHEREAS** Jefferson County, Missouri, Council finds that it is now necessary and  
4 in the best interest of the County to execute Change Order No. 1 to the NASPO Cloud  
5 Contract AR2488 CT170457025 from SHI International Corp for the Exchange Email and  
6 Office 365, for an increase of Eighteen Thousand, Two Hundred Thirty-Four Dollars  
7 **(\$18,234.00)** to the contract sum, subject to budgetary limitations; for a revised total of One  
8 Hundred and One Thousand, Three Hundred Eighty-Two Dollars 72/100 cents  
9 **(\$101,382.72)** for the NASPO Cloud Contract AR2488 CT170457025 from SHI  
10 International Corp for the Exchange Email and Office 365, upon approval by the County  
11 Council and County Executive.

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

12 Section 1. The Contract with SHI International Corp for the NASPO Cloud  
13 Contract AR2488 CT170457025 for the Exchange Email and Office 365, shall be increased  
14 by Eighteen Thousand, Two Hundred Thirty-Four Dollars **(\$18,234.00)** to the contract sum,  
15 subject to budgetary limitations; for a revised total of One Hundred and One Thousand,  
16 Three Hundred Eighty-Two Dollars 72/100 cents **(\$101,382.72)**, subject to budgetary  
17 limitations.

18 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County  
19 Executive to execute Change Order No. 1 to the NASPO Cloud Contract AR2488  
20 CT170457025 for the Exchange Email and Office 365 with SHI International Corp, and any

1 agreements or contracts necessary to effectuate the award of the bids and proposals set forth  
2 in this Ordinance. The County Executive is further authorized to take any and all actions  
3 necessary to carry out the intent of this Ordinance.

4 Section 3. Copies of all Invitations for Bid, response thereto, any contract  
5 agreements and change orders shall be maintained by the Department of the County Clerk  
6 consistent with the rules and procedures for the maintenance and retention of records as  
7 promulgated by the Secretary of State.

8 Section 4. This Ordinance shall be in full force and effect from and after its date  
9 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not  
10 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON  
COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE  
JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021

BILL NO.: 21-1238

ORDINANCE NO.: 21- \_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) \_\_\_\_\_

1           **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**  
2           **PRODUCTS AND SERVICES FOR TRACTION SAND SUPPLY 2021,**  
3           **DEPARTMENT OF PUBLIC WORKS.**

4           **WHEREAS**, Pursuant to Ordinances 20-0533 Jefferson County, Missouri entered  
5           into a Contract, known as the Traction Sand Supply 2021 Contract, with Base Rock  
6           Minerals and Iron Mountain Trap Rock; and

7           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) recommends  
8           the renewal of the following bid awards at the same terms and conditions as previously bid,  
9           as authorized by the original Invitation for Bid awarded by the County, for an additional  
10          one-year term:

|    |                           |
|----|---------------------------|
| 11 | <u>BID NAME</u>           |
| 12 | Traction Sand Supply 2020 |
| 13 | <u>AWARDED BIDDERS</u>    |
| 14 | Base Rock Minerals (A1)   |
| 15 | NFM Buyer, LLC (A2)       |
| 16 | <u>ORDINANCE NUMBER</u>   |
| 17 | 20-0533                   |



1 subject to budgetary limitations

2 AWARDED BIDDER

3 NFM Buyer, LLC

4 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
5 County Executive to execute a renewal agreement, attached hereto and incorporated herein  
6 by reference and attached as Exhibit A. The County Executive is further authorized to take  
7 any and all actions necessary to carry out the intent of this Ordinance.

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

12 Section 4. This Ordinance shall be in full force and effect from and after its  
13 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
14 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021

BILL NO.: 21-1239

ORDINANCE NO.: 21-\_\_\_\_\_

INTRODUCED BY: Council Member \_\_\_\_\_

1           **AN ORDINANCE AUTHORIZING THE JEFFERSON COUNTY**  
2           **EXECUTIVE AND THE SHERIFF OF JEFFERSON COUNTY TO ENTER INTO**  
3           **A LAW ENFORCEMENT SERVICES AGREEMENT TO PROVIDE LAW**  
4           **ENFORCEMENT SERVICES TO THE CITY OF OLYMPIAN VILLAGE WITHIN**  
5           **THE CITY’S JURISDICTION.**

6           **WHEREAS**, pursuant to Sections 4.4.1. and 4.4.1.12 of the Jefferson County,  
7           Missouri Charter (“Charter”), the County Executive is the chief executive officer of  
8           Jefferson County, with the authority to promote and encourage cooperative relationships  
9           between the County and the political subdivisions within the county in matters relating to  
10          public health, safety, and public welfare; and

11          **WHEREAS**, pursuant to Section 5.2.5 of the Charter, the Sheriff of Jefferson  
12          County is the chief law enforcement and corrections officer of Jefferson County; and

13          **WHEREAS**, pursuant to Section 70.220, RSMo., any municipality or political  
14          subdivision of this state, as defined in Chapter 70, RSMo., may contract and cooperate  
15          with any other municipality or political subdivision; and

16          **WHEREAS**, the City of Olympian Village has been without a functioning law  
17          enforcement agency and remains without a functioning law enforcement agency at this  
18          time; and

19          **WHEREAS**, the citizens of Olympian Village are in need of the protection and  
20          services as would be provided by a law enforcement agency; and

1           **WHEREAS**, the Sheriff of Jefferson County has determined that providing law  
2 enforcement services to the City of Olympian Village to protect the citizens of Olympian  
3 Village is in the best interest of Jefferson County as a whole; and

4           **WHEREAS**, the City of Olympian Village has requested that the Jefferson County  
5 Sheriff's Department provide law enforcement services for a period of ninety (90) days  
6 and City will compensate Jefferson County for such services; and

7           **WHEREAS**, The Jefferson County Sheriff's Department may perform 20 hours of  
8 patrols each month, as well as enforce, and investigate violations of, county, state and  
9 federal laws occurring within the City; and

10          **WHEREAS**, The City of Olympian Village has agreed to compensate Jefferson  
11 County for the services of the Jefferson County Sheriff's Department in the amount of  
12 thirty-six hundred dollars (\$3,600.00) per each thirty (30) days for the services to be  
13 provided hereunder; and

14          **WHEREAS**, the Jefferson County, Missouri, County Council finds that it is in the  
15 best interests of the County to enter into an Agreement for Law Enforcement Services as  
16 described above and which is attached hereto as Exhibit A.

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

19          Section 1.     The Law Enforcement Services Agreement with the City of  
20 Olympian Village, attached hereto as Exhibit A, is hereby approved.

21          Section 2.     The Jefferson County, Missouri, Council hereby authorizes the  
22 County Executive and the Sheriff of Jefferson County to execute the Agreement on behalf  
23 of the County. However, the authorization from the City of Olympian Village shall first be

1 obtained and the Agreement shall be first executed by the Mayor of that City. The County  
2 Executive is further authorized to take any and all actions necessary to carry out the intent  
3 of this Ordinance.

4 Section 3. Unless otherwise agreed to by the Jefferson County Sherriff's  
5 Department, and approved by Jefferson County Ordinance, the Department shall not  
6 enforce, or investigate violations of Olympian Village's municipal ordinances.

7 Section 4. The Sheriff of Jefferson County is authorized to provide to the  
8 Olympian Village Board of Alderman and the Mayor of Olympian Village a log sheet  
9 documenting the dates and times of such patrols to responses to service within the city  
10 limits of Olympian Village.

11 Section 5. Monies received pursuant to the Law Enforcement Services  
12 Agreement shall be delivered to the County Treasurer upon receipt and deposited into  
13 account string 215-0380-4345, Law Enforcement – Reimbursement.

14 Section 6. This Ordinance shall be in full force and effect from and after its  
15 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
16 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

Reading Date: 12-27-2021

RESOLUTION NO.: R21-1204

INTRODUCED BY: COUNCIL MEMBER(s) \_\_\_\_\_

1           **RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**  
2           **MISSOURI, COUNCIL DESIGNATING THE JEFFERSON COUNTY TOURISM**  
3           **COMMISSION (“JCTC”) - A MISSOURI NONPROFIT CORPORATION**  
4           **ORGANIZED UNDER THE LAWS OF THE STATE OF MISSOURI, AS**  
5           **JEFFERSON COUNTY’S SINGLE AND OFFICIAL DESTINATION**  
6           **MARKETING ORGANIZATION (“DMO”).**

7           **WHEREAS,** The Missouri Division of Tourism (MDT) defines a Destination  
8           Marketing Organization (DMO) as a non-profit (under Missouri Chapter 355) or benevolent  
9           (under Missouri Chapter 352) Missouri corporation or government unit responsible for and  
10          actively engaged in the promotion and marketing of travel and tourism in Missouri, supported by  
11          the organization's mission, charter, budget, funding sources and financial statements; and,

12          **WHEREAS,** the Jefferson County Tourism Commission (JCTC) is a Missouri  
13          501(c)(3) tax-exempt, Nonprofit Corporation (See Exhibit A as attached hereto) was  
14          formed with the intent of becoming a DMO for Jefferson County, Missouri, and has a  
15          Federal Tax ID Number from the United States Department of the Treasury, Internal  
16          Revenue Service; and,

17          **WHEREAS,** The JCTC has formed bylaws as part of its formation as set forth in  
18          Exhibit B attached hereto; and,

19          **WHEREAS,** The Jefferson County Tourism Commission was newly formed in  
20          October of 2020; and,



1           **WHEREAS**, The JCTC envisions making Jefferson County the place of choice to  
2 dine, explore and stay in Eastern Missouri. The JCTC is here to strengthen and grow  
3 Jefferson County’s economy through travel and tourism which will bring more tax  
4 revenue to the county all while supporting our local businesses. The JCTC is here to  
5 promote the entire county, not just specific municipalities within the county; and,

6           **WHEREAS**, the JCTC Board of Directors consists of 7 Board Members and 1  
7 full-time Executive Director; and,

8           **WHEREAS**, the JCTC has created an Advisory Board consisting of eight  
9 Members representing the tourism community throughout the county; and,

10          **WHEREAS**, the JCTC created a website dedicated exclusively to travel and  
11 tourism in Jefferson County at [www.visitjeffersoncounty.com](http://www.visitjeffersoncounty.com), to be the premiere county  
12 resource for events and activities available throughout the county; and,

13          **WHEREAS**, the JCTC created a business logo to showcase the assets and  
14 resources in Jefferson County; and,

15          **WHEREAS**, the JCTC created a tagline for marketing purposes of: *Explore the*  
16 *Natural Beauty*; and,

17          **WHEREAS**, the JCTC, created marketing pieces, such as rack cards that have  
18 been placed in all hotels and given out at local events showcasing all that Jefferson  
19 County has to offer and also created a radio advertisement campaign in place with iHeart  
20 Radio and KBDZ to create awareness of the JCTC, promote the website, and advertise  
21 local events; and,

1           **WHEREAS**, the JCTC is seeking funding from many sources to meet its goals  
2 and mission (See Exhibit C attached hereto); and,

3           **WHEREAS**, The JCTC has support from the local community including a recent  
4 \$20,000.00 loan from the Jefferson County Growth Association and contributions of  
5 \$12,000.00 each from the Arnold Tourism Commission, Festus Tourism Commission,  
6 and Pevely Tourism Commission which were used to fund the creation of the Jefferson  
7 County Tourism Commission (See Exhibit C); and,

8           **WHEREAS**, representatives of the JCTC have informed the County that it has  
9 received funds from the following tourisms commissions for the 2022 fiscal year:

10                               Arnold Tourism Commission - \$20,000

11                               Festus Tourism Commission - \$20,000

12                               Pevely Tourism Commission - \$12,000; and

13           **WHEREAS**, the Jefferson County Tourism Commission (JCTC) requests that  
14 the County Council of Jefferson County, Missouri recognizes through an adopted  
15 Resolution that the JCTC is Jefferson County's single official countywide Destination  
16 Marketing Organization (DMO). This action will allow the JCTC to secure further  
17 funding from the Missouri Division of Tourism (See Exhibits C and D attached hereto);  
18 and,

19           **WHEREAS**, the Jefferson County, Missouri, Council Finds that the JCTC has the  
20 best interest of the County in its plans, mission, and long-range goals and that designating  
21 the JCTC as the single official countywide Destination Marketing Organization for  
22 Jefferson County, Missouri, is in the best interest of the County.

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

2           Section 1.       That the Jefferson County, Missouri, Council hereby designate the  
3   Jefferson County Tourism Commission (JCTC) as described and set forth herein be  
4   named as the single official countywide Designation Marketing Organization for  
5   Jefferson County, Missouri, and that is organization and by-laws be hereby honored by  
6   the Council.

7           Section 2.       This Resolution and Order shall remain in effect until that in which  
8   said Resolution is no longer valid or the Council rescinds the same.

9           Section 3.       Said Resolution and all Exhibits attached hereto shall be kept on  
10   file in the Office of the Clerk of Jefferson County, Missouri.

**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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracy Perry      | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2021, WAS:**

\_\_\_\_\_ **DULY ADOPTED AND ORDERED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

Reading Date: 12-27-2021

BILL NO.: 21-1240

ORDINANCE NO.: 21-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) \_\_\_\_\_

1           **AN ORDINANCE VACATING A PORTION OF WEST IMPERIAL**  
2           **DRIVE BEING SITUATED IN STOVESAND HILLS SUBDIVISION THREE IN**  
3           **U.S. SURVEYS 1303 & 2005, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE**  
4           **FIFTH PRINCIPAL MERIDIAN, IN JEFFERSON COUNTY, MISSOURI AND**  
5           **FURTHER BEING SITUATED IN COUNTY COUNCIL DISTRICT 4.**

6           **WHEREAS**, Petitioner First Mid Bank & Trust f/k/a Providence Bank  
7           “Petitioner” did on the 14<sup>th</sup> day of December, 2021, file with Jefferson County, Missouri,  
8           through the Department of the County Counselor, a Petition styled “Verified Petition for  
9           Vacation” which is hereinafter referred to as the “Petition[;]” and which is attached  
10          hereto as Exhibit 1; and,

11          **WHEREAS**, the Petition seeks to vacate a portion of West Imperial Drive, said  
12          portion of said Drive being part of the Stovesand Hills Subdivision Three, the plat of  
13          which is recorded in Plat Book 14, page 0015B of the Jefferson County land records; a  
14          copy of said plat is attached to Exhibit 1 being denoted as Exhibit C to that Exhibit; and,

15          **WHEREAS**, according to the Petition, together with its Exhibits, Petitioner is the  
16          owner in fee simple of the real property that abuts the portion of West Imperials Drive to  
17          be vacated; and,

18          **WHEREAS**, the County’s Department of Public Works has been made aware of  
19          the Petitioner’s desire to seek the vacation sought in the Petition and has been made

1 aware of and reviewed the legal description provided in the Exhibits to the Petition to  
2 Vacate; and,

3 **WHEREAS**, pursuant to Section 3.4.2.19 of the Home Rule Charter of Jefferson  
4 County, Missouri, the County Council, as part of its legislative powers, can “vacate  
5 public easements, rights of way, streets, alleys, public roads, highways and bridges...[;]”  
6 and

7 **WHEREAS**, additionally, the County Council has authority pursuant to both  
8 Section 71.270, RSMo., and Section 228.190.2, RSMo., to declare a road vacated after  
9 public hearing; and,

10 **WHEREAS**, the Council finds that the Petition was duly filed on December 14,  
11 2021, by Petitioner; and

12 **WHEREAS**, the Council finds that notice of a December 27, 2021, 6:30, p.m.,  
13 hearing on the Petition, in front of the Council, was published in the Jefferson County  
14 version of the *The Countian*, a newspaper published in Jefferson County, at least fifteen  
15 days prior to the December 27, 2021 County Council Meeting; a copy of the notice  
16 published in *The Countian* is attached hereto as Exhibit 2; and,

17 **WHEREAS**, the Council finds that notices of the proposed vacation were sent to  
18 utility providers providing service to the area sought to be vacated; the same being  
19 attached hereto as Exhibit 3; and

20 **WHEREAS**, on December 27, 2021, before the Jefferson County, Missouri,  
21 County Council (“Council”), the Petition to Vacate came on for hearing; and

1           **WHEREAS**, the ordaining legislation with the said Petition attached thereto was  
2 read for the first time, by title, and in open session of the Council on December 27, 2021,  
3 at the regularly scheduled meeting of the Council at 6:30 p.m., in accordance with the  
4 Council Rules, the Home Rule Charter of Jefferson County (“Charter”) and was read  
5 thereafter two additional times, as well as in accordance with the Charter and Section  
6 71.270 RSMo., and prior to full passage by the Council; and,

7           **WHEREAS**, the Council finds that the Petitioner is the only owner of the real  
8 estate whose lands are touched by the Road Easement proposed to be vacated; and

9           **WHEREAS**, the Council further finds that no cause has been shown to the  
10 Council why the vacation of the portion of West Imperial Drive should not be ordered;  
11 and

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

14           Section 1.     Having so found, the County Council orders that portion of West  
15 Imperial Drive shown and described in Exhibits A & B to the Petition to Vacate lying in  
16 U.S. Surveys 1303 & 2005, Township 42 North, Range 6 East Of The Fifth Principal  
17 Meridian, in Jefferson County, Missouri, and being described as follows:

18           Being part of West Imperial Drive, a 30’ Wide Roadway located in  
19 STOVESAND HILLS SUBDIVISION THREE (3), a subdivision in Plat Book 14, Page  
20 15B of the Jefferson County land records and being more particularly described as  
21 follows:

22

BEGINNING at the intersection of the West line of Lot Five (5) of STOVESAND HILLS SUBDIVISION THREE (3) with the Southeast right of way of the West Outer Road, being part of the Missouri State Highway I-55 right of way; thence along said West line of Lot Five (5) and a continuation thereof along the West line of Lot Four (4) of said subdivision, South 09°02'35" West, a distance of 178.39 feet to the intersection of said line with the North line of a tract conveyed to the State Highway Commission; thence along said North line, North 81°55'31" West, a distance of 30.00 feet to the intersection of said North line of the State Highway Commission tract and the East Line of Lot Fourteen (14) of the aforesaid STOVESAND HILLS SUBDIVISION THREE (3); thence along the East line of Lot Fourteen (14), North 09°02'35" East, a distance of 148.01 feet to the intersection of said East line with Southeast right of way of the aforesaid West Outer Road; thence along said Southeast right of way, along a curve to the right, having a radius of 659.30 feet and being subtended by a chord which bears North 53°12'33" East 43.06 feet, for an arc distance of 43.07 feet to the POINT OF BEGINNING, containing 0.11 acres, more or less, according to a survey conducted by Govero Land Services, Inc., during the month of March 2005

**shall be and is hereby vacated.**

Section 2. The Petitioner shall be responsible for filing this ordinance with the Office of the County Recorder of Deeds. This shall be at Petitioner's cost.

Section 3. This ordinance shall likewise be kept on file with the County Clerk of Jefferson County, Missouri.



1        Section 4.      This ordinance shall be in full force and effect from and after its  
2      date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
3      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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

---

Dennis J. Gannon, County Executive

**ATTEST:**

---

Ken Waller, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 12-27-2021

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) Hendrickson

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE SIERRA VISTA**  
4           **SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE PUBLIC**  
5           **MAINTENANCE ACCEPTANCE OF SAN SIMEON DRIVE, SIERRA VISTA**  
6           **DRIVE, SONORA DRIVE, AND SANTE FE CIRCLE, LOCATED IN COUNCIL**  
7           **DISTRICT 3.**

8           **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on  
9           February 28, 2018, to authorize Jefferson County to petition the County Council with any  
10          recommended additions to the County Road System of publicly maintained roads and  
11          streets within unincorporated Jefferson County, Missouri; and,

12          **WHEREAS**, petitions are evaluated on a performance-based selection process  
13          that is defined by the Public Works Director by way of the administratively-approved  
14          subdivision street maintenance acceptance procedure; and,

15          **WHEREAS**, recommended additions to the existing system shall include a  
16          benefit-cost analysis that are subject to budgetary limitations; and,

1           **WHEREAS**, added facilities to the County Road System must be included in  
2 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may  
3 be necessary for each subdivision under a separate ordinance; and,

4           **WHEREAS**, the Sierra Vista Subdivision Homeowners' Association has  
5 submitted a request for public maintenance acceptance review to the Public Works  
6 Department for the streets: San Simeon Drive; Sierra Vista Drive; Sonora Drive; and  
7 Sante Fe Circle; and,

8           **WHEREAS**, the Public Works Department has determined that the request meets  
9 or exceeds the performance rating criteria for street acceptance and the subdivision  
10 petition exceeds a simple majority of lot owner signatures; and,

11           **WHEREAS**, the Public Works Director recommends public maintenance  
12 acceptance of the aforementioned subdivision streets under the terms and conditions of  
13 the subdivision street maintenance agreement; and,

14           **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best  
15 interest of the County to enter into a subdivision street maintenance agreement with the  
16 Sierra Vista Subdivision Homeowners' Association for the public maintenance  
17 acceptance of San Simeon Drive; Sierra Vista Drive; Sonora Drive; and Sante Fe Circle.  
18 A copy of said agreement is attached hereto as Exhibit A.

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

21           Section 1:     Jefferson County shall execute the subdivision street maintenance  
22 agreement with the Sierra Vista Subdivision Homeowners' Association for the public

1 maintenance acceptance of San Simeon Drive; Sierra Vista Drive; Sonora Drive; and  
2 Sante Fe Circle.

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

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

10       Section 4:    This Ordinance shall be in full force and effect from and after its  
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
12 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:

\_\_\_\_\_ PASSED          \_\_\_\_\_ FAILED

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, County Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading:          12-13-2021

Second Reading:        12-27-2021

Third Reading:         12-27-2021

INTRODUCED BY: COUNCIL MEMBER(s) Hendrickson

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE VILLAS OF**  
4           **BRENNEN ACRES SUBDIVISION PROPERTY OWNERS' ASSOCIATION FOR**  
5           **THE PUBLIC MAINTENANCE ACCEPTANCE OF CASSIE COURT,**  
6           **LOCATED IN COUNCIL DISTRICT 1.**

7           **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on  
8           February 28, 2018, to authorize Jefferson County to petition the County Council with any  
9           recommended additions to the County Road System of publicly maintained roads and  
10          streets within unincorporated Jefferson County, Missouri; and,

11          **WHEREAS**, petitions are evaluated on a performance-based selection process  
12          that is defined by the Public Works Director by way of the administratively-approved  
13          subdivision street maintenance acceptance procedure; and,

14          **WHEREAS**, recommended additions to the existing system shall include a  
15          benefit-cost analysis that are subject to budgetary limitations; and,

16          **WHEREAS**, added facilities to the County Road System must be included in  
17          Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may  
18          be necessary for each subdivision under a separate ordinance; and,

1           **WHEREAS**, the Villas of Brennen Acres Subdivision Property Owners’  
2 Association has submitted a request for public maintenance acceptance review to the  
3 Public Works Department for the street: Cassie Court; and,

4           **WHEREAS**, the Public Works Department has determined that the request meets  
5 or exceeds the performance rating criteria for street acceptance, provided the subdivision  
6 participate in a one-time \$3,325.00 cost-share for needed improvements; and,

7           **WHEREAS**, the Public Works Department has determined that the needed cost-  
8 share requirement is necessary to bring the surface street pavement quality back up to  
9 minimum county standards; and,

10          **WHEREAS**, the subdivision petition submitted by the Trustees exceeds a simple  
11 majority of lot owner signatures and accepts the stated cost-share requirement; and,

12          **WHEREAS**, the Public Works Director recommends public maintenance  
13 acceptance of the aforementioned subdivision streets under the terms and conditions of  
14 the subdivision street maintenance agreement; and,

15          **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best  
16 interest of the County to enter into a subdivision street maintenance agreement with the  
17 Villas of Brennen Acres Subdivision Property Owners’ Association for the public  
18 maintenance acceptance of Cassie Court. A copy of said agreement is attached hereto as  
19 Exhibit A.

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



1        Section 1:     Jefferson County shall execute the subdivision street maintenance  
2 agreement with the Villas of Brennen Acres Subdivision Property Owners' Association  
3 for the public maintenance acceptance of Cassie Court.

4        Section 2:     Jefferson County, Missouri shall begin maintenance of said streets  
5 within one hundred eighty (180) days of the execution of this ordinance provided that the  
6 Trustees provide the County with the one-time \$3,325.00 cost-share for necessary  
7 improvements.

8        Section 3:     The Jefferson County, Missouri, Council hereby authorizes the  
9 County Executive to execute the agreement set forth in this Ordinance. A copy of said  
10 agreement is attached hereto as Exhibit A. The County Executive is further authorized to  
11 take any and all actions necessary to carry out the intent of this Ordinance.

12       Section 4:     A copy of the agreement shall be maintained by the Department of  
13 the County Clerk consistent with the rules and procedures for the maintenance and  
14 retention of records as promulgated by the Secretary of State.

15       Section 5:     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 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN  
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, County Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021

INTRODUCED BY: Council Member Groeteke

1           **AN ORDINANCE APPROVING APPLICATION CC221078 TO REZONE**  
2           **3.29 ACRES FROM PLANNED MIXED RESIDENTIAL (PR2) ZONE DISTRICT**  
3           **TO NON-PLANNED COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT**  
4           **LOCATED IN COUNCIL DISTRICT 4.**

5           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
6           Jefferson County, Missouri on November 18, 2021 on Application/Petition Number  
7           CC221078, for rezoning 3.29 acres of the following described real estate located at the  
8           intersection of State Highway 61-67 and Montebello Road in Windsor Township in  
9           Jefferson County, State of Missouri, to-wit: Parcel Number: 09-3.0-08.0-4-003-016 from  
10          Planned Mixed Residential (PR2) zone district to Non-Planned Community Commercial  
11          (CC2) zone district; and

12          **WHEREAS**, the record of the November 18, 2021 hearing and the minutes of the  
13          recommendation of the Planning and Zoning Commission have been filed with the  
14          Jefferson County, 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:

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

1           b.       The minutes and record of the hearing before the Planning and  
2 Zoning Commission.

3           c.       Exhibits offered by the Jefferson County Planning Division and  
4 upon a motion duly made, seconded and approved were admitted into evidence by  
5 the Jefferson County, Missouri, Council and made part of the official records as  
6 set out below:

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

9                 Exhibit B, The Jefferson County Unified Development Order, adopted  
10                         April 2, 2008, as amended;

11                 Exhibit C, Staff Report and case file.

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

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

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

18           c.       The requested change in zoning is consistent with the intent stated  
19 for the Non-Planned Community Commercial (CC2) zone district.

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

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

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

5           Section 1.     Application Number: CC221078 is approved to rezone 3.29 acres  
6       of the real estate located at the intersection of State Highway 61-67 and Montebello Road  
7       in Windsor Township in Jefferson County, State of Missouri, and described as Parcel  
8       Number: 09-3.0-08.0-4-003-016 and the zoning is hereby changed from Planned Mixed  
9       Residential (PR2) zone district to Non-Planned Community Commercial (CC2) zone  
10      district.

11          Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
12      by changing the area where said real estate is located on the map with the marking  
13      “CC221078”.

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

16          Section 4.     If any part of this Ordinance is invalid for any reason, such  
17      invalidity 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021



BILL NO.: 21-1229

ORDINANCE NO.: 21-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1           **AN ORDINANCE AMENDING TITLE IV, CHAPTER 405 OF THE CODE**  
2           **OF ORDINANCES OF JEFFERSON COUNTY, MISSOURI, SECTIONS 405.020**  
3           **AND 405.060 OF SAID CHAPTER; AND PROVIDING FOR AN EFFECTIVE**  
4           **DATE THEREOF.**

5           **WHEREAS**, the Legislature of the State of Missouri delegated the responsibility  
6           to local governmental units to adopt floodplain management regulations designed to  
7           protect the health, safety, and general welfare; and,

8           **WHEREAS**, on December 29, 2010, the Jefferson County, Missouri, Council  
9           enacted Ordinance Number 10-0419 codifying the Ordinances of Jefferson County,  
10          Missouri, including the Flood Damage Prevention Ordinance; and,

11          **WHEREAS**, upon enactment of Ordinance Number 10-0419, the Flood Damage  
12          Prevention Ordinance became codified as Title IV, Chapter 405 of the Code of  
13          Ordinances of Jefferson County, Missouri; and,

14          **WHEREAS**, Jefferson County, Missouri was accepted for participation in the  
15          National Flood Insurance Program and the Jefferson County, Missouri, Council desires to  
16          continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59  
17          and 60, which are necessary for continued participation in the program; and,

18          **WHEREAS**, Title 44, Code of Federal Regulations, Section 60.3(d) provides, in  
19          part, for the selection and adoption of a regulatory floodway based on the principle that  
20          the area chosen for the regulatory floodway must be designed to carry the waters of the

1 base flood, without increasing the water surface elevation of that flood more than one  
2 foot at any point; and,

3 **WHEREAS**, the Missouri State Emergency Management Agency publishes a  
4 Model Floodplain Management Ordinance for communities that participate in the  
5 Regular Program Phase of the National Flood Insurance Program (rather than the  
6 Emergency Program Phase); and,

7 **WHEREAS**, Jefferson County, Missouri, is a community that participates in the  
8 Regular Program Phase of said program; and,

9 **WHEREAS**, the Model Floodplain Management Ordinance, described above,  
10 provides for:

11 “computation of a floodway to convey this flood without increasing flood heights  
12 more than one (1) foot at any point[;]” and,

13 **WHEREAS**, by contrast, Section 405.020.A.3.c of the Jefferson County Code  
14 currently provides for:

15 “computation of a floodway to convey this flood without increasing flood heights  
16 more than one (1) inch at any point[;]” and,

17 **WHEREAS**, said Model Floodplain Management Ordinance, provides, in part,  
18 that:

19 “Until a floodway is designated, no new construction, substantial improvements,  
20 or other development, including fill, shall be permitted within any unnumbered or  
21 numbered A zones, or AE zones on the community’s FIRM, unless it is demonstrated that  
22 the cumulative effect of the proposed development, when combined with all other

1 existing and anticipated development, will not increase the water surface elevation of the  
2 base flood more than one foot at any point within the community[;]" and,

3 **WHEREAS**, by contrast, Section 405.060.A.3 of the Jefferson County Code  
4 provides that:

5 "Until a floodway is designated, no new construction, substantial improvements,  
6 or other development, including fill, shall be permitted within the SFHA on the FIRM,  
7 unless it is determined by an engineering flood study or an engineering certification  
8 based on reliable data acceptable to the Director that the cumulative effect of the  
9 proposed development, when combined with all other existing and anticipated  
10 development, will not increase the water surface elevation of the base flood more than  
11 one (1) inch at any point within the County[;]" and,

12 **WHEREAS**, said Model Floodplain Management Ordinance provides, in part,  
13 that:

14 "The community shall select and adopt a regulatory floodway based on the  
15 principle that the area chosen for the regulatory floodway must be designed to carry the  
16 waters of the base flood without increasing the water surface elevation of that flood more  
17 than one (1) foot at any point[;]" and,

18 **WHEREAS**, by contrast, Section 405.060.D.1 of the Jefferson County Code  
19 provides that:

20 "Jefferson County shall adopt a regulatory floodway based on the principle that  
21 the area chosen for the regulatory floodway must be designed to carry the waters of the

1 base flood without increasing the water surface elevation of that flood more than one (1)  
2 inch at any point[;]” and,

3 **WHEREAS**, the Jefferson County, Missouri, Council held a public hearing  
4 regarding the proposed amendments to Title IV, Chapter 405 of the Code of Ordinances  
5 of Jefferson County, Missouri: Flood Damage Prevention Ordinance, specifically to  
6 consider whether the County provisions should remain at “one (1) inch” as opposed to  
7 “one foot[;]” and,

8 **WHEREAS**, said hearing was held on December 13, 2021, notice of which was  
9 provided in accordance with the law.

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

12 Section 1. The Jefferson County, Missouri, Council hereby finds that it is  
13 necessary and in the best interests of the citizens of Jefferson County to adopt the one (1)  
14 foot figure provided for in the Code of Federal Regulations and the Model Ordinance in  
15 lieu of the one (1) inch figure currently provided for in Chapter 405.

16 Section 2. The Jefferson County, Missouri, Council hereby finds that it is  
17 necessary and in the best interests of the citizens of Jefferson County to amend Title IV,  
18 Chapter 405 of the Code of Ordinances of Jefferson County, Missouri: Flood Damage  
19 Prevention Ordinance to reflect amendments to Sections 405.020 and 405.060 of the  
20 County Code.

21 Section 3. The Jefferson County, Missouri, Council hereby approves and  
22 adopts the following amendments to Section 405.020 and 405.060, said amendments

1 being incorporated by this reference as if fully set out herein and said amendments being  
2 set forth in the attached Exhibit “A”.

3 Section 4. This Ordinance shall be in full force and effect thirty (30) days  
4 after it is published in a legal publication in the County and posted in a public place in  
5 each Council District and on a County sponsored web page on the Internet in electronic  
6 form.

7 Section 5. The Code of Ordinances of Jefferson County, Missouri shall be  
8 amended to reflect passage of this Ordinance.

9 Section 6. If any part of this Ordinance is invalid for any reason, such  
10 invalidity 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021

BILL NO.: 21-1230

ORDINANCE NO.: 21-\_\_\_\_\_

INTRODUCED BY: Council Member Perry

1           **AN ORDINANCE AMENDING TITLE IV, CHAPTER 400 OF THE CODE**  
2   **OF ORDINANCES OF JEFFERSON COUNTY, MISSOURI: UNIFIED**  
3   **DEVELOPMENT ORDER; AND PROVIDING FOR AN EFFECTIVE DATE**  
4   **THEREOF.**

5           **WHEREAS**, on April 2, 2008, the County Commission of the County of  
6   Jefferson, Missouri approved and adopted the Unified Development Order of Jefferson  
7   County, Missouri; and

8           **WHEREAS**, on December 29, 2010, the Jefferson County, Missouri, Council  
9   enacted Ordinance Number 10-0419 codifying the Ordinances of Jefferson County,  
10   Missouri, including the Unified Development Order; and

11          **WHEREAS**, upon enactment of Ordinance Number 10-0419, the Unified  
12   Development Order became codified as Title IV, Chapter 400 of the Code of Ordinances  
13   of Jefferson County, Missouri; and

14          **WHEREAS**, the Planning & Zoning Commission of Jefferson County, Missouri  
15   held a public hearing on November 18, 2021 concerning proposed amendments to the  
16   Code of Ordinances of Jefferson County, Missouri: Unified Development Order, notice  
17   of which was given pursuant to the laws of the State of Missouri; and

18          **WHEREAS**, following the public hearing the Planning and Zoning Commission  
19   of Jefferson County, Missouri adopted Resolution 11-18-2021A, recommending that the



1 Jefferson County, Missouri, Council adopt proposed amendments to Sections  
2 400.1140(A) and 400.3350(B) of the Unified Development Order; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best  
4 interests of the County to amend the Unified Development Order.

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

7 Section 1. The Jefferson County, Missouri, Council hereby accepts the  
8 recommendation of the Planning and Zoning Commission as memorialized in Resolution  
9 11-18-2021A of the Planning and Zoning Commission of Jefferson County, Missouri,  
10 said Resolution having been adopted following a public hearing conducted by the  
11 Planning and Zoning Commission on November 18, 2021.

12 Section 2. The Jefferson County, Missouri, Council hereby approves and  
13 adopts proposed amendments to Title IV, Chapter 400 of the Code of Ordinances of  
14 Jefferson County, Missouri: Unified Development Order, said amendments being  
15 incorporated by this reference as if fully set out herein and set forth in the attached  
16 Exhibit "A".

17 Section 3. This Ordinance shall be in full force and effect thirty (30) days  
18 after it is published in full in a legal publication in the County and posted in a public  
19 place in each Council District and on a County sponsored web page on the Internet in  
20 electronic form.

21 Section 4. The Code of Ordinances of Jefferson County, Missouri shall be  
22 amended to reflect passage of this Ordinance.

1        Section 5.     If any part of this Ordinance is invalid for any reason, such  
2     invalidity 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groetke  | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**            \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021

## EXHIBIT A

### Chapter 400. Unified Development Order

#### ARTICLE IV. Applications and Procedures

##### Section 400.1140. Consideration of Rezoning and Conditional Use Permits.

A. The Planning and Zoning Commission shall observe all of the following procedural requirements while taking evidence at public hearings.

10. *Protest Petitions.* In case of a protest petition against any proposed change, revision, or amendment signed and acknowledged by forty percent (40%) of the owners of real property within six hundred (600) feet of the parcel of land for which the change, revision, or amendment is proposed, or in cases where the land affected lies within one and one-half (1 1/2) miles of the corporate limits of a municipality having in effect ordinances zoning property within the corporate limits of such municipality, made by resolution of the City Council or Board of Trustees thereof, and filed with the Planning Division, the County Council shall hold a public hearing thereon, and such change, revision, or amendment may not be passed except by affirmative majority vote ~~of 5/7ths~~ of all Council votes.

#### ARTICLE IX. Conditional Use Permits and Uses Permitted With Conditions

##### Section 400.3350. Specific Zoning Requirements By Medical Marijuana Facility Type.

B. Medical Marijuana Dispensary Facility (CC2, PC, PB).

1. Medical marijuana dispensary facilities shall only be permitted with an approved conditional use permit or an approved development plan in the zone districts set forth in this Section.
2. In addition to all other conditions and requirements set forth in this UDO, the following conditions shall apply to medical marijuana dispensary facilities:
  - a. Medical marijuana dispensary facilities may only transport medical marijuana to qualifying patients, primary caregivers, testing, manufacturing, and other dispensary facilities; and only in accordance with the rules and regulations promulgated by the State of Missouri.
  - b. A medical marijuana dispensary facility shall not have a drive-through service.
  - c. The permitted hours of operation for a medical marijuana dispensary facility shall be between the hours of 9:00 A.M. and 9:00 P.M. every day ~~except Sunday~~.
  - d. No medical marijuana or other product shall be displayed so as to be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of the medical marijuana dispensary facility.

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE AUTHORIZING AND APPROVING THE ASSESSOR’S**  
2           **ASSESSMENT MAINTENANCE PLAN FOR THE YEARS 2022 AND 2023 AS**  
3           **SUBMITTED BY THE ASSESSOR OF JEFFERSON COUNTY, MISSOURI, AND**  
4           **AS REQUIRED BY THE REVISED STATUTES OF MISSOURI.**

5           **WHEREAS**, pursuant to §137.115.1, RSMo., on or before January first of each  
6 even numbered year, the Assessor for Jefferson County, Missouri, (“Assessor”) is  
7 required to prepare and submit to the Jefferson County, Missouri, Council (“Council”  
8 and/or “Governing Body”) a two-year Assessment Maintenance Plan (“Plan”- Exhibit A  
9 attached hereto) for the next two years, in this case for the 2022 and 2023 assessment  
10 cycles; and,

11           **WHEREAS**, pursuant to §137.115.1, RSMo., said plan must be approved by the  
12 county governing body by February first, therein, “The county governing body shall  
13 approve and forward such plan or its alternative to the plan to the state tax commission by  
14 February First. If the county governing body fails to forward the plan or its alternative to  
15 the plan to the state tax commission by February First, the assessor's plan shall be  
16 considered approved by the county governing body[;]” and,

17           **WHEREAS**, pursuant to §137.750, RSMo., said plan must be approved for the  
18 County and the Assessor to seek state reimbursement; and,

1           **WHEREAS**, prior to Council approval said plan must also be forwarded to the  
2 Missouri State Tax Commission for their review and approval of the plan upon approval  
3 of the plan by the Council; and,

4           **WHEREAS**, on or before December 13, 2021, the Assessor submitted an  
5 assessment maintenance plan to the Jefferson County, Missouri, Council by delivering a  
6 copy to the County Counselor who then forwarded the same to the Council; and,

7           **WHEREAS**, the Jefferson County, Missouri, Council has reviewed the  
8 assessment maintenance plan prior to consideration of this Ordinance; and,

9           **WHEREAS**, upon approval by the Council of the plan as set forth in Exhibit A  
10 attached hereto, notification shall be forwarded to the Missouri State Tax Commission.

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

13           Section 1.     The Assessment Maintenance Plan for the years 2022 and 2023 is  
14 hereby approved. An unexecuted copy of the Plan is attached hereto as Exhibit A and is  
15 incorporated by this reference as if fully set out herein. A fully executed copy of the  
16 Plan, along with this Ordinance, shall be kept on file in the Offices of the County Clerk  
17 and Assessor.

18           Section 2.     The Plan and this Ordinance shall be delivered to the State Tax  
19 Commission for their approval and execution of signatures.

20           Section 3.     The finalized Plan shall then be kept in the County Clerk's Office,  
21 the Assessor's Office for Jefferson County, Missouri, and in the offices of the Missouri  
22 State Tax Commission pursuant to Missouri State Law.

1        Section 4.        This Ordinance shall be in full force and effect immediately upon  
2        its passage by the Jefferson County, Missouri, Council. If any part of this Ordinance is  
3        invalid for any reason, such invalidity shall not affect the remainder of this Ordinance.  
4

**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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**        \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021



INTRODUCED BY: COUNCIL MEMBER(s) Hendrickson

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE SIERRA VISTA**  
4           **SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE PUBLIC**  
5           **MAINTENANCE ACCEPTANCE OF SAN SIMEON DRIVE, SIERRA VISTA**  
6           **DRIVE, SONORA DRIVE, AND SANTE FE CIRCLE, LOCATED IN COUNCIL**  
7           **DISTRICT 3.**

8           **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on  
9           February 28, 2018, to authorize Jefferson County to petition the County Council with any  
10          recommended additions to the County Road System of publicly maintained roads and  
11          streets within unincorporated Jefferson County, Missouri; and,

12          **WHEREAS**, petitions are evaluated on a performance-based selection process  
13          that is defined by the Public Works Director by way of the administratively-approved  
14          subdivision street maintenance acceptance procedure; and,

15          **WHEREAS**, recommended additions to the existing system shall include a  
16          benefit-cost analysis that are subject to budgetary limitations; and,

1           **WHEREAS**, added facilities to the County Road System must be included in  
2 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may  
3 be necessary for each subdivision under a separate ordinance; and,

4           **WHEREAS**, the Sierra Vista Subdivision Homeowners' Association has  
5 submitted a request for public maintenance acceptance review to the Public Works  
6 Department for the streets: San Simeon Drive; Sierra Vista Drive; Sonora Drive; and  
7 Sante Fe Circle; and,

8           **WHEREAS**, the Public Works Department has determined that the request meets  
9 or exceeds the performance rating criteria for street acceptance and the subdivision  
10 petition exceeds a simple majority of lot owner signatures; and,

11           **WHEREAS**, the Public Works Director recommends public maintenance  
12 acceptance of the aforementioned subdivision streets under the terms and conditions of  
13 the subdivision street maintenance agreement; and,

14           **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best  
15 interest of the County to enter into a subdivision street maintenance agreement with the  
16 Sierra Vista Subdivision Homeowners' Association for the public maintenance  
17 acceptance of San Simeon Drive; Sierra Vista Drive; Sonora Drive; and Sante Fe Circle.  
18 A copy of said agreement is attached hereto as Exhibit A.

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

21           Section 1:     Jefferson County shall execute the subdivision street maintenance  
22 agreement with the Sierra Vista Subdivision Homeowners' Association for the public

1 maintenance acceptance of San Simeon Drive; Sierra Vista Drive; Sonora Drive; and  
2 Sante Fe Circle.

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

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

10 Section 4: This Ordinance shall be in full force and effect from and after its  
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
12 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:

\_\_\_\_\_ PASSED          \_\_\_\_\_ FAILED

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, County Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading:          12-13-2021

Second Reading:        12-27-2021

Third Reading:         12-27-2021

INTRODUCED BY: COUNCIL MEMBER(s) Hendrickson

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE VILLAS OF**  
4           **BRENNEN ACRES SUBDIVISION PROPERTY OWNERS' ASSOCIATION FOR**  
5           **THE PUBLIC MAINTENANCE ACCEPTANCE OF CASSIE COURT,**  
6           **LOCATED IN COUNCIL DISTRICT 1.**

7           **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on  
8           February 28, 2018, to authorize Jefferson County to petition the County Council with any  
9           recommended additions to the County Road System of publicly maintained roads and  
10          streets within unincorporated Jefferson County, Missouri; and,

11          **WHEREAS**, petitions are evaluated on a performance-based selection process  
12          that is defined by the Public Works Director by way of the administratively-approved  
13          subdivision street maintenance acceptance procedure; and,

14          **WHEREAS**, recommended additions to the existing system shall include a  
15          benefit-cost analysis that are subject to budgetary limitations; and,

16          **WHEREAS**, added facilities to the County Road System must be included in  
17          Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may  
18          be necessary for each subdivision under a separate ordinance; and,

1           **WHEREAS**, the Villas of Brennen Acres Subdivision Property Owners’  
2 Association has submitted a request for public maintenance acceptance review to the  
3 Public Works Department for the street: Cassie Court; and,

4           **WHEREAS**, the Public Works Department has determined that the request meets  
5 or exceeds the performance rating criteria for street acceptance, provided the subdivision  
6 participate in a one-time \$3,325.00 cost-share for needed improvements; and,

7           **WHEREAS**, the Public Works Department has determined that the needed cost-  
8 share requirement is necessary to bring the surface street pavement quality back up to  
9 minimum county standards; and,

10          **WHEREAS**, the subdivision petition submitted by the Trustees exceeds a simple  
11 majority of lot owner signatures and accepts the stated cost-share requirement; and,

12          **WHEREAS**, the Public Works Director recommends public maintenance  
13 acceptance of the aforementioned subdivision streets under the terms and conditions of  
14 the subdivision street maintenance agreement; and,

15          **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best  
16 interest of the County to enter into a subdivision street maintenance agreement with the  
17 Villas of Brennen Acres Subdivision Property Owners’ Association for the public  
18 maintenance acceptance of Cassie Court. A copy of said agreement is attached hereto as  
19 Exhibit A.

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

1        Section 1:     Jefferson County shall execute the subdivision street maintenance  
2 agreement with the Villas of Brennen Acres Subdivision Property Owners' Association  
3 for the public maintenance acceptance of Cassie Court.

4        Section 2:     Jefferson County, Missouri shall begin maintenance of said streets  
5 within one hundred eighty (180) days of the execution of this ordinance provided that the  
6 Trustees provide the County with the one-time \$3,325.00 cost-share for necessary  
7 improvements.

8        Section 3:     The Jefferson County, Missouri, Council hereby authorizes the  
9 County Executive to execute the agreement set forth in this Ordinance. A copy of said  
10 agreement is attached hereto as Exhibit A. The County Executive is further authorized to  
11 take any and all actions necessary to carry out the intent of this Ordinance.

12       Section 4:     A copy of the agreement shall be maintained by the Department of  
13 the County Clerk consistent with the rules and procedures for the maintenance and  
14 retention of records as promulgated by the Secretary of State.

15       Section 5:     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 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN  
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, County Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021

INTRODUCED BY: Council Member Groeteke

1           **AN ORDINANCE APPROVING APPLICATION CC221078 TO REZONE**  
2           **3.29 ACRES FROM PLANNED MIXED RESIDENTIAL (PR2) ZONE DISTRICT**  
3           **TO NON-PLANNED COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT**  
4           **LOCATED IN COUNCIL DISTRICT 4.**

5           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
6           Jefferson County, Missouri on November 18, 2021 on Application/Petition Number  
7           CC221078, for rezoning 3.29 acres of the following described real estate located at the  
8           intersection of State Highway 61-67 and Montebello Road in Windsor Township in  
9           Jefferson County, State of Missouri, to-wit: Parcel Number: 09-3.0-08.0-4-003-016 from  
10          Planned Mixed Residential (PR2) zone district to Non-Planned Community Commercial  
11          (CC2) zone district; and

12          **WHEREAS**, the record of the November 18, 2021 hearing and the minutes of the  
13          recommendation of the Planning and Zoning Commission have been filed with the  
14          Jefferson County, 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:

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

1           b.       The minutes and record of the hearing before the Planning and  
2 Zoning Commission.

3           c.       Exhibits offered by the Jefferson County Planning Division and  
4 upon a motion duly made, seconded and approved were admitted into evidence by  
5 the Jefferson County, Missouri, Council and made part of the official records as  
6 set out below:

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

9                 Exhibit B, The Jefferson County Unified Development Order, adopted  
10                         April 2, 2008, as amended;

11                 Exhibit C, Staff Report and case file.

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

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

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

18           c.       The requested change in zoning is consistent with the intent stated  
19 for the Non-Planned Community Commercial (CC2) zone district.

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

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

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

5           Section 1.     Application Number: CC221078 is approved to rezone 3.29 acres  
6       of the real estate located at the intersection of State Highway 61-67 and Montebello Road  
7       in Windsor Township in Jefferson County, State of Missouri, and described as Parcel  
8       Number: 09-3.0-08.0-4-003-016 and the zoning is hereby changed from Planned Mixed  
9       Residential (PR2) zone district to Non-Planned Community Commercial (CC2) zone  
10      district.

11          Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
12      by changing the area where said real estate is located on the map with the marking  
13      “CC221078”.

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

16          Section 4.     If any part of this Ordinance is invalid for any reason, such  
17      invalidity 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Tracey Perry \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021

BILL NO.: 21-1229

ORDINANCE NO.: 21-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1           **AN ORDINANCE AMENDING TITLE IV, CHAPTER 405 OF THE CODE**  
2           **OF ORDINANCES OF JEFFERSON COUNTY, MISSOURI, SECTIONS 405.020**  
3           **AND 405.060 OF SAID CHAPTER; AND PROVIDING FOR AN EFFECTIVE**  
4           **DATE THEREOF.**

5           **WHEREAS**, the Legislature of the State of Missouri delegated the responsibility  
6           to local governmental units to adopt floodplain management regulations designed to  
7           protect the health, safety, and general welfare; and,

8           **WHEREAS**, on December 29, 2010, the Jefferson County, Missouri, Council  
9           enacted Ordinance Number 10-0419 codifying the Ordinances of Jefferson County,  
10          Missouri, including the Flood Damage Prevention Ordinance; and,

11          **WHEREAS**, upon enactment of Ordinance Number 10-0419, the Flood Damage  
12          Prevention Ordinance became codified as Title IV, Chapter 405 of the Code of  
13          Ordinances of Jefferson County, Missouri; and,

14          **WHEREAS**, Jefferson County, Missouri was accepted for participation in the  
15          National Flood Insurance Program and the Jefferson County, Missouri, Council desires to  
16          continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59  
17          and 60, which are necessary for continued participation in the program; and,

18          **WHEREAS**, Title 44, Code of Federal Regulations, Section 60.3(d) provides, in  
19          part, for the selection and adoption of a regulatory floodway based on the principle that  
20          the area chosen for the regulatory floodway must be designed to carry the waters of the

1 base flood, without increasing the water surface elevation of that flood more than one  
2 foot at any point; and,

3 **WHEREAS**, the Missouri State Emergency Management Agency publishes a  
4 Model Floodplain Management Ordinance for communities that participate in the  
5 Regular Program Phase of the National Flood Insurance Program (rather than the  
6 Emergency Program Phase); and,

7 **WHEREAS**, Jefferson County, Missouri, is a community that participates in the  
8 Regular Program Phase of said program; and,

9 **WHEREAS**, the Model Floodplain Management Ordinance, described above,  
10 provides for:

11 “computation of a floodway to convey this flood without increasing flood heights  
12 more than one (1) foot at any point[;]” and,

13 **WHEREAS**, by contrast, Section 405.020.A.3.c of the Jefferson County Code  
14 currently provides for:

15 “computation of a floodway to convey this flood without increasing flood heights  
16 more than one (1) inch at any point[;]” and,

17 **WHEREAS**, said Model Floodplain Management Ordinance, provides, in part,  
18 that:

19 “Until a floodway is designated, no new construction, substantial improvements,  
20 or other development, including fill, shall be permitted within any unnumbered or  
21 numbered A zones, or AE zones on the community’s FIRM, unless it is demonstrated that  
22 the cumulative effect of the proposed development, when combined with all other



1 existing and anticipated development, will not increase the water surface elevation of the  
2 base flood more than one foot at any point within the community[;]" and,

3 **WHEREAS**, by contrast, Section 405.060.A.3 of the Jefferson County Code  
4 provides that:

5 "Until a floodway is designated, no new construction, substantial improvements,  
6 or other development, including fill, shall be permitted within the SFHA on the FIRM,  
7 unless it is determined by an engineering flood study or an engineering certification  
8 based on reliable data acceptable to the Director that the cumulative effect of the  
9 proposed development, when combined with all other existing and anticipated  
10 development, will not increase the water surface elevation of the base flood more than  
11 one (1) inch at any point within the County[;]" and,

12 **WHEREAS**, said Model Floodplain Management Ordinance provides, in part,  
13 that:

14 "The community shall select and adopt a regulatory floodway based on the  
15 principle that the area chosen for the regulatory floodway must be designed to carry the  
16 waters of the base flood without increasing the water surface elevation of that flood more  
17 than one (1) foot at any point[;]" and,

18 **WHEREAS**, by contrast, Section 405.060.D.1 of the Jefferson County Code  
19 provides that:

20 "Jefferson County shall adopt a regulatory floodway based on the principle that  
21 the area chosen for the regulatory floodway must be designed to carry the waters of the

1 base flood without increasing the water surface elevation of that flood more than one (1)  
2 inch at any point[;]” and,

3 **WHEREAS**, the Jefferson County, Missouri, Council held a public hearing  
4 regarding the proposed amendments to Title IV, Chapter 405 of the Code of Ordinances  
5 of Jefferson County, Missouri: Flood Damage Prevention Ordinance, specifically to  
6 consider whether the County provisions should remain at “one (1) inch” as opposed to  
7 “one foot[;]” and,

8 **WHEREAS**, said hearing was held on December 13, 2021, notice of which was  
9 provided in accordance with the law.

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

12 Section 1. The Jefferson County, Missouri, Council hereby finds that it is  
13 necessary and in the best interests of the citizens of Jefferson County to adopt the one (1)  
14 foot figure provided for in the Code of Federal Regulations and the Model Ordinance in  
15 lieu of the one (1) inch figure currently provided for in Chapter 405.

16 Section 2. The Jefferson County, Missouri, Council hereby finds that it is  
17 necessary and in the best interests of the citizens of Jefferson County to amend Title IV,  
18 Chapter 405 of the Code of Ordinances of Jefferson County, Missouri: Flood Damage  
19 Prevention Ordinance to reflect amendments to Sections 405.020 and 405.060 of the  
20 County Code.

21 Section 3. The Jefferson County, Missouri, Council hereby approves and  
22 adopts the following amendments to Section 405.020 and 405.060, said amendments

1 being incorporated by this reference as if fully set out herein and said amendments being  
2 set forth in the attached Exhibit “A”.

3 Section 4. This Ordinance shall be in full force and effect thirty (30) days  
4 after it is published in a legal publication in the County and posted in a public place in  
5 each Council District and on a County sponsored web page on the Internet in electronic  
6 form.

7 Section 5. The Code of Ordinances of Jefferson County, Missouri shall be  
8 amended to reflect passage of this Ordinance.

9 Section 6. If any part of this Ordinance is invalid for any reason, such  
10 invalidity 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021

BILL NO.: 21-1230

ORDINANCE NO.: 21-\_\_\_\_\_

INTRODUCED BY: Council Member Perry

1           **AN ORDINANCE AMENDING TITLE IV, CHAPTER 400 OF THE CODE**  
2   **OF ORDINANCES OF JEFFERSON COUNTY, MISSOURI: UNIFIED**  
3   **DEVELOPMENT ORDER; AND PROVIDING FOR AN EFFECTIVE DATE**  
4   **THEREOF.**

5           **WHEREAS**, on April 2, 2008, the County Commission of the County of  
6   Jefferson, Missouri approved and adopted the Unified Development Order of Jefferson  
7   County, Missouri; and

8           **WHEREAS**, on December 29, 2010, the Jefferson County, Missouri, Council  
9   enacted Ordinance Number 10-0419 codifying the Ordinances of Jefferson County,  
10   Missouri, including the Unified Development Order; and

11          **WHEREAS**, upon enactment of Ordinance Number 10-0419, the Unified  
12   Development Order became codified as Title IV, Chapter 400 of the Code of Ordinances  
13   of Jefferson County, Missouri; and

14          **WHEREAS**, the Planning & Zoning Commission of Jefferson County, Missouri  
15   held a public hearing on November 18, 2021 concerning proposed amendments to the  
16   Code of Ordinances of Jefferson County, Missouri: Unified Development Order, notice  
17   of which was given pursuant to the laws of the State of Missouri; and

18          **WHEREAS**, following the public hearing the Planning and Zoning Commission  
19   of Jefferson County, Missouri adopted Resolution 11-18-2021A, recommending that the

1 Jefferson County, Missouri, Council adopt proposed amendments to Sections  
2 400.1140(A) and 400.3350(B) of the Unified Development Order; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best  
4 interests of the County to amend the Unified Development Order.

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

7 Section 1. The Jefferson County, Missouri, Council hereby accepts the  
8 recommendation of the Planning and Zoning Commission as memorialized in Resolution  
9 11-18-2021A of the Planning and Zoning Commission of Jefferson County, Missouri,  
10 said Resolution having been adopted following a public hearing conducted by the  
11 Planning and Zoning Commission on November 18, 2021.

12 Section 2. The Jefferson County, Missouri, Council hereby approves and  
13 adopts proposed amendments to Title IV, Chapter 400 of the Code of Ordinances of  
14 Jefferson County, Missouri: Unified Development Order, said amendments being  
15 incorporated by this reference as if fully set out herein and set forth in the attached  
16 Exhibit "A".

17 Section 3. This Ordinance shall be in full force and effect thirty (30) days  
18 after it is published in full in a legal publication in the County and posted in a public  
19 place in each Council District and on a County sponsored web page on the Internet in  
20 electronic form.

21 Section 4. The Code of Ordinances of Jefferson County, Missouri shall be  
22 amended to reflect passage of this Ordinance.

1        Section 5.     If any part of this Ordinance is invalid for any reason, such  
2     invalidity 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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groetke  | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**            \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN  
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021

## EXHIBIT A

### Chapter 400. Unified Development Order

#### ARTICLE IV. Applications and Procedures

##### Section 400.1140. Consideration of Rezoning and Conditional Use Permits.

A. The Planning and Zoning Commission shall observe all of the following procedural requirements while taking evidence at public hearings.

10. *Protest Petitions.* In case of a protest petition against any proposed change, revision, or amendment signed and acknowledged by forty percent (40%) of the owners of real property within six hundred (600) feet of the parcel of land for which the change, revision, or amendment is proposed, or in cases where the land affected lies within one and one-half (1 1/2) miles of the corporate limits of a municipality having in effect ordinances zoning property within the corporate limits of such municipality, made by resolution of the City Council or Board of Trustees thereof, and filed with the Planning Division, the County Council shall hold a public hearing thereon, and such change, revision, or amendment may not be passed except by affirmative majority vote ~~of 5/7ths~~ of all Council votes.

#### ARTICLE IX. Conditional Use Permits and Uses Permitted With Conditions

##### Section 400.3350. Specific Zoning Requirements By Medical Marijuana Facility Type.

B. Medical Marijuana Dispensary Facility (CC2, PC, PB).

1. Medical marijuana dispensary facilities shall only be permitted with an approved conditional use permit or an approved development plan in the zone districts set forth in this Section.
2. In addition to all other conditions and requirements set forth in this UDO, the following conditions shall apply to medical marijuana dispensary facilities:
  - a. Medical marijuana dispensary facilities may only transport medical marijuana to qualifying patients, primary caregivers, testing, manufacturing, and other dispensary facilities; and only in accordance with the rules and regulations promulgated by the State of Missouri.
  - b. A medical marijuana dispensary facility shall not have a drive-through service.
  - c. The permitted hours of operation for a medical marijuana dispensary facility shall be between the hours of 9:00 A.M. and 9:00 P.M. every day ~~except Sunday~~.
  - d. No medical marijuana or other product shall be displayed so as to be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of the medical marijuana dispensary facility.

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE AUTHORIZING AND APPROVING THE ASSESSOR’S**  
2           **ASSESSMENT MAINTENANCE PLAN FOR THE YEARS 2022 AND 2023 AS**  
3           **SUBMITTED BY THE ASSESSOR OF JEFFERSON COUNTY, MISSOURI, AND**  
4           **AS REQUIRED BY THE REVISED STATUTES OF MISSOURI.**

5           **WHEREAS**, pursuant to §137.115.1, RSMo., on or before January first of each  
6 even numbered year, the Assessor for Jefferson County, Missouri, (“Assessor”) is  
7 required to prepare and submit to the Jefferson County, Missouri, Council (“Council”  
8 and/or “Governing Body”) a two-year Assessment Maintenance Plan (“Plan”- Exhibit A  
9 attached hereto) for the next two years, in this case for the 2022 and 2023 assessment  
10 cycles; and,

11           **WHEREAS**, pursuant to §137.115.1, RSMo., said plan must be approved by the  
12 county governing body by February first, therein, “The county governing body shall  
13 approve and forward such plan or its alternative to the plan to the state tax commission by  
14 February First. If the county governing body fails to forward the plan or its alternative to  
15 the plan to the state tax commission by February First, the assessor's plan shall be  
16 considered approved by the county governing body[;]” and,

17           **WHEREAS**, pursuant to §137.750, RSMo., said plan must be approved for the  
18 County and the Assessor to seek state reimbursement; and,

1           **WHEREAS**, prior to Council approval said plan must also be forwarded to the  
2 Missouri State Tax Commission for their review and approval of the plan upon approval  
3 of the plan by the Council; and,

4           **WHEREAS**, on or before December 13, 2021, the Assessor submitted an  
5 assessment maintenance plan to the Jefferson County, Missouri, Council by delivering a  
6 copy to the County Counselor who then forwarded the same to the Council; and,

7           **WHEREAS**, the Jefferson County, Missouri, Council has reviewed the  
8 assessment maintenance plan prior to consideration of this Ordinance; and,

9           **WHEREAS**, upon approval by the Council of the plan as set forth in Exhibit A  
10 attached hereto, notification shall be forwarded to the Missouri State Tax Commission.

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

13           Section 1.     The Assessment Maintenance Plan for the years 2022 and 2023 is  
14 hereby approved. An unexecuted copy of the Plan is attached hereto as Exhibit A and is  
15 incorporated by this reference as if fully set out herein. A fully executed copy of the  
16 Plan, along with this Ordinance, shall be kept on file in the Offices of the County Clerk  
17 and Assessor.

18           Section 2.     The Plan and this Ordinance shall be delivered to the State Tax  
19 Commission for their approval and execution of signatures.

20           Section 3.     The finalized Plan shall then be kept in the County Clerk's Office,  
21 the Assessor's Office for Jefferson County, Missouri, and in the offices of the Missouri  
22 State Tax Commission pursuant to Missouri State Law.

1        Section 4.        This Ordinance shall be in full force and effect immediately upon  
2        its passage by the Jefferson County, Missouri, Council. If any part of this Ordinance is  
3        invalid for any reason, such invalidity shall not affect the remainder of this Ordinance.  
4

**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, Renee Reuter     | _____ |
| Council Member District 3, Phil Hendrickson | _____ |
| Council Member District 4, Charles Groeteke | _____ |
| Council Member District 5, Tracey Perry     | _____ |
| Council Member District 6, Daniel Stallman  | _____ |
| Council Member District 7, Victoria James   | _____ |

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021:**

\_\_\_\_\_ **PASSED**        \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Phil Hendrickson, 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 \_\_\_\_\_, 2021.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

BY: \_\_\_\_\_

First Reading: 12-13-2021

Second Reading: 12-27-2021

Third Reading: 12-27-2021