



**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, January 9, 2022, at 6:30 p.m., in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

*The tentative agenda includes:*

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. PUBLIC COMMENTS
- VI. APPROVAL OF THE AGENDA
- VII. ELECTION OF COUNTY COUNCIL OFFICERS FOR 2023
- VIII. APPROVAL OF THE JOURNAL
  - A. Approval of the December 27, 2022, Journal – Regular Meeting.
- IX. PUBLIC HEARING
  - A. A Public Hearing Regarding Amendments To The Existing Traffic Code And Code Of Ordinances For Updates To Traffic Code Of Ordinances For Jefferson County, Missouri. (2 of 3) (*Department of Public Works*)
- X. REPORTS FROM COUNTY EXECUTIVE
- XI. RECONSIDERATION OF BILLS
- XII. CONSIDERATION OF VETOED BILLS
- XIII. CONSENT AGENDA
  - Bill No. 23-0101 - 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 Health Care Services – Juvenile 2023; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. (*Juvenile Division of the Twenty-Third Circuit Court*)



*(Consent Agenda, Continued)*

Bill No. 23-0102 - 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 Park Pavilion Kimmswick; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Parks and Recreation)*

Bill No. 23-0103 - An Ordinance Renewing An Agreement Between Jefferson County, Missouri, And LeadsOnline, LLC, For The TotalTrack Investigation System Service Package And Authorizing The County Executive To Execute The Agreement On Behalf Of The County. *(Department of the Sheriff)*

Bill No. 23-0104 - An Ordinance To Renew Coverage For Automobile Physical Damage, Automobile Liability, General Liability, Employment Practices Liability, Errors & Omissions Liability, Law Enforcement Liability, And Cyber & Information Breach Coverage Insurance With Missouri Public Entity Risk Management Fund (MOPERM). *(Department of Administration)*

Bill No. 23-0105 - An Ordinance To Renew Coverage For Property Coverage And Fidelity And Crime Insurance With Missouri Public Entity Risk Management Fund (MOPERM). *(Department of Administration)*

Bill No. 23-0106 - 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 NWSC Electrical Repair 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Parks and Recreation)*

Bill No. 23-0107 - An Ordinance Approving An Agreement Between Jefferson County, Missouri, Department Of The Sheriff, And Power DMS For The Renewal Of The “PowerDMS Hosted Subscription Fee” And Authorizing The County Executive To Execute The Agreement On Behalf Of The County. *(Department of the Sheriff)*

Bill No. 23-0108 - An Ordinance Authorizing The Jefferson County, Missouri, County Executive To Execute The Lease For Real Property Located At 5 Merchant Drive, Hillsboro, Missouri; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Lease For The Juvenile Division Of The Circuit Court Of The Twenty-Third (23rd) Judicial Circuit Of Missouri. *(Department of Administration)*

Bill No. 23-0109 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Maintenance Materials And Supplies 2022, Department Of Public Works. *(Department of Public Works)*

Bill No. 23-0110 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Uniform Rental And Laundry Services 2020, Department Of Public Works. *(Department of Public Works)*



*(Consent Agenda, Continued)*

Bill No. 23-0111 - An Ordinance To Authorize Jefferson County To Reimburse The City Of Desoto, Missouri Under The Tax Revenue Sharing Agreement For The One-Half Of One Percent (1/2 Of 1%) Road Improvement Sales Tax For The Purpose Of Capital Improvements To The Publicly Maintained Roads Of Jefferson County. *(Department of Public Works)*

Bill No. 23-0112 - An Ordinance To Authorize Jefferson County To Reimburse The City Of Crystal City, Missouri Under The Tax Revenue Sharing Agreement For The One-Half Of One Percent (1/2 Of 1%) Road Improvement Sales Tax For The Purpose Of Capital Improvements To The Publicly Maintained Roads Of Jefferson County. *(Department of Public Works)*

Bill No. 23-0113 - An Ordinance Approving A Cooperative Agreement With The State Of Missouri, Department Of Social Services, Family Support Division And The Jefferson County Prosecuting Attorney And Circuit Clerk's Office For Reimbursement Of Child Support Services And To Authorize The County Executive To Execute The Agreement On Behalf Of The County. *(Department of the Prosecuting Attorney)*

XIV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XV. CONSIDERATION OF RESOLUTIONS

Resolution No. R23-0101 - A Resolution And An Order Of The Jefferson County, Missouri, Council To Consent To The Nomination And Reappointments Of Gregory Rolwes, Adam Baer, Jennifer Linnenbrink, James Johnston And Crystal Crews To The Kingston Hills Community Improvement District, Jefferson County, Missouri And Terms Thereof. *(County Executive)*

Resolution No. R23-0102 - A Resolution And Order Of The Jefferson County, Missouri, Council To Consent To The Nomination And Appointment Of Krystal Hargis, To The Jefferson County Public Library Board, Jefferson County, Missouri, As A Representative Of The Fox/Windsor Sub-District, And Terms Thereof. *(County Executive)*

Resolution No. R23-0103 - A Resolution Of The Jefferson County, Missouri, Council Acknowledging The Disposal Of Records By The Jefferson County, Missouri, Department Of County Services And Code Enforcement, Code Enforcement, Planning And Solid Waste Divisions In Accordance With The Standards For Retention, Conversion, And Destruction Of Public Records As Published By The Missouri Secretary Of State And As Set Forth In Section 109.260 RSMo. *(Department of County Services and Code Enforcement)*

XVI. INTRODUCTION OF BILLS

XVII. PERFECTION OF BILLS

Bill No. 22-1237 - An Ordinance Approving Application PC22073 To Rezone A Parcel From Single-Family Residential (R10) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Welcome Center – Open Door Animal Sanctuary Located In Council District 7. *(Department of County Services and Code Enforcement)*

*(Perfection of Bills, Continued)*

Bill No. 22-1238 - An Ordinance Approving Application PI22071 To Rezone A Parcel From Single-Family Residential (R40) Zone District To Planned Industrial (PI) Zone District And Approval Of A Development Plan For Wil-Mix Concrete Located In Council District 5. *(Department of County Services and Code Enforcement)*

Bill No. 22-1239 - An Ordinance Approving Application NPI22072, A Zone Change For Parcel Number 18-1.0-11.0-0-000-013, From Non-Planned Community Commercial (CC2) Zone District To Non-Planned Industrial (NPI) Zone District Located In Council District 5. *(Department of County Services and Code Enforcement)*

XVIII. FINAL PASSAGE OF BILLS

Bill No. 22-1237 - An Ordinance Approving Application PC22073 To Rezone A Parcel From Single-Family Residential (R10) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Welcome Center – Open Door Animal Sanctuary Located In Council District 7. *(Department of County Services and Code Enforcement)*

Bill No. 22-1238 - An Ordinance Approving Application PI22071 To Rezone A Parcel From Single-Family Residential (R40) Zone District To Planned Industrial (PI) Zone District And Approval Of A Development Plan For Wil-Mix Concrete Located In Council District 5. *(Department of County Services and Code Enforcement)*

Bill No. 22-1239 - An Ordinance Approving Application NPI22072, A Zone Change For Parcel Number 18-1.0-11.0-0-000-013, From Non-Planned Community Commercial (CC2) Zone District To Non-Planned Industrial (NPI) Zone District Located In Council District 5. *(Department of County Services and Code Enforcement)*

XIX. OTHER MATTERS

- A. County Council Motions Regarding Future Agendas – Other Matters. *(County Council)*
- B. Tim Pigg Work Session Request For Parks and Recreation. *(Cave)*
- C. Council ARPA Motion. *(County Council)*
- D. Discussion Regarding Taxing Marijuana. *(County Council)*

XX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS



XXI. CLOSED SESSION

- A. Closed Session Pursuant To Section 610.021 Paragraph (1) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Litigation.
- B. Closed Session Pursuant To Section 610.021 Paragraph (2) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Real Estate.

XXII. 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.*

BILL NO.: 23-0101

ORDINANCE NO.: 23- \_\_\_\_\_

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

1           **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**  
 2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
 3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
 4           **PROPOSALS FOR HEALTH CARE SERVICES – JUVENILE 2023; AND**  
 5           **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**  
 6           **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**  
 7           **AWARD OF THE BIDS AND PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
 9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
 10 and proposals for the following items or services:

11	<u>BID NAME</u>
12	Health Care Services – Juvenile 2023
13	<u>NUMBER OF BIDS RECEIVED</u>
14	1
15	<u>DATE OF BID OPENING</u>
16	9-20-22

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

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to Advanced Correctional Healthcare  
5 Services, Inc., for a term from the date of approval to 12-31-24 upon approval for **up to**  
6 **\$133,769.50 per year, for total amount not to exceed \$267,539.00 for the term**, subject  
7 to budgetary limitations.

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

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

13	<u>BID NAME</u>
14	Healthcare Services – Juvenile 2023
15	<u>TERM</u>
16	date of approval to 12-31-24
17	<u>AMOUNT</u>
18	<b>Up to \$133,769.50 per term,</b>
19	<b>for total amount not to exceed \$267,539.00 for the term,</b>
20	subject to budgetary limitations
21	<u>AWARDED BIDDER</u>
22	Advanced Correctional Healthcare

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

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

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



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

Council Member District 1, Brian Haskins \_\_\_\_\_  
Council Member District 2, VACANT \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Dan Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

BILL NO.: 23-0102

ORDINANCE NO.: 23- \_\_\_\_\_

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

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

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
10 and proposals for the following items or services:

11	<u>BID NAME</u>
12	PARK PAVILION KIMMSWICK
13	<u>NUMBER OF BIDS RECEIVED</u>
14	4
15	<u>DATE OF BID OPENING</u>
16	11-15-22

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

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to No Limit Contracting for a term from date  
5 of approval to 1-8-24 for **up to \$172,340.69 per term, for total amount not to exceed**  
6 **\$172,340.69 for the term**, subject to budgetary limitations.

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

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

12 BID NAME

13 Park Pavilion Kimmswick

14 TERM

15 date of approval to 1-8-24

16 AMOUNT

17 **Up to \$172,340.69 per term,**

18 **for total amount not to exceed \$172,340.69 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 No Limit Contracting

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

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

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

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

Council Member District 1, Brian Haskins \_\_\_\_\_  
Council Member District 2, VACANT \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

BILL NO.: 23-0103

ORDINANCE NO.: 23- \_\_\_\_\_

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

1           **AN ORDINANCE RENEWING AN AGREEMENT BETWEEN**  
2 **JEFFERSON COUNTY, MISSOURI, AND LEADSONLINE, LLC, FOR THE**  
3 **TOTALTRACK INVESTIGATION SYSTEM SERVICE PACKAGE AND**  
4 **AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE THE AGREEMENT**  
5 **ON BEHALF OF THE COUNTY.**

6           **WHEREAS**, pursuant to Ordinance 17-0147, Jefferson County, Missouri  
7 purchased the TotalTrack Investigation System Service Package from LeadsOnline, LLC,  
8 who is the sole source manufacturer and provider of the TotalTrack Investigation System  
9 Service Package; and

10           **WHEREAS**, pursuant to Ordinances 20-0104, 21-0103, and 22-0111 Jefferson  
11 County, Missouri County Council approved the renewal of the TotalTrack Investigation  
12 System Service Package from LeadsOnline, LLC; and

13           **WHEREAS**, the TotalTrack Investigation System Service Package is designed  
14 specifically for criminal investigations using transaction data from pawnshops, scrap yard,  
15 eBay, gold buyers, and other secondhand stores; and

16           **WHEREAS**, the TotalTrack Investigation System Service Package is the exclusive  
17 proprietary property of LeadsOnline, LLC, and is protected under the United States  
18 Copyright Act (17 U.S.C.), as well as by all applicable state and international copyright



1 laws, and by the Lanham Act (15 U.S.C. §§ 1051-1141n), and no other supplier has access  
2 to this technology which has been developed over 17 years; and

3 **WHEREAS**, LeadsOnline, LLC, is also the sole source for almost a billion  
4 transaction records from more than 26,000 business in all 50 states, including Missouri,  
5 and provides law enforcement with investigative access across jurisdictional boundaries –  
6 borders previously used to the advantage of criminals to escape detection by local  
7 authorities; and

8 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is now necessary  
9 and in the best interest of the County to again purchase the TotalTrack Investigation System  
10 Service Package from LeadsOnline, LLC and execute an agreement with LeadsOnline,  
11 LLC, for same for a (1) year from 2-15-2023 to 2-14-2024, for the total amount not to  
12 exceed **\$11,695.00**, subject to budgetary limitations.

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

15 Section 1. The purchase of the TotalTrack Investigation System Service  
16 Package from LeadsOnline, LLC, from 2-15-2023 to 2-14-2024, for the total amount not  
17 to exceed **\$11,695.00**, subject to budgetary limitations, is approved.

18 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
19 County Executive to execute another agreement with LeadsOnline, LLC, on behalf of the  
20 County, for a term of 2-15-2023 to 2-14-2024 upon the same terms and conditions as the  
21 agreement attached to ordinances 17-0147, 20-0104, 21-0103 and 22-0111 if necessary to  
22 effect the purchase. The County Executive is further authorized to take any and all actions

1 necessary to carry out the intent of this Ordinance. A copy of the renewal invoice is  
2 attached hereto as Exhibit “A” and incorporated herein, by reference.

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

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

**THIS 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, VACANT

Council Member District 3, Shannon Otto \_\_\_\_\_

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

Council Member District 5, Scott Seek \_\_\_\_\_

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

Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

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

1           **AN ORDINANCE TO RENEW COVERAGE FOR AUTOMOBILE**  
 2           **PHYSICAL DAMAGE, AUTOMOBILE LIABILITY, GENERAL LIABILITY,**  
 3           **EMPLOYMENT PRACTICES LIABILITY, ERRORS & OMISSIONS**  
 4           **LIABILITY, LAW ENFORCEMENT LIABILITY, AND CYBER &**  
 5           **INFORMATION BREACH COVERAGE INSURANCE WITH MISSOURI**  
 6           **PUBLIC ENTITY RISK MANAGEMENT FUND (MOPERM).**

7           **WHEREAS,** Jefferson County, Missouri, (hereafter, the “County”) recommends  
 8           the renewal of coverage for 2023 for Automobile Physical Damage, Automobile Liability,  
 9           General Liability, Employment Practices Liability, Errors & Omissions Liability, and Law  
 10          Enforcement Liability insurance coverage with Missouri Public Entity Risk Management  
 11          Fund (MOPERM) as follows:

RENEWAL

Automobile Physical Damage

Automobile Liability

General Liability

Employment Practices Liability

Errors & Omissions Liability

Law Enforcement Liability

Cyber & Information Breach Coverage

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INSURANCE NAME

Missouri Public Entity Risk Management Fund (MOPERM)

ORDINANCE NUMBER

22-0133

**WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests of the County to renew coverage for 2023 for Automobile Physical Damage, Automobile Liability (Fleet) General Liability for Automobile Physical Damage (Fleet), up to the amount of **\$170,567.00** for Automobile Liability (Fleet), up to the amount of **\$164,137.00** for General Liability, up to the amount of **\$858,454.00** with Missouri Public Entity Risk Management Fund (MOPERM) from 01-01-2023 to 01-01-2024 up to the total amount of **\$1,193,158.00** subject to budgetary limitations.

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

**AS FOLLOWS:**

Section 1. The County authorizes the renewal of coverage for 2023 for Automobile Physical Damage, Automobile Liability, General Liability, Employment Practices Liability, Errors & Omissions Liability, Law Enforcement Liability, and Cyber & Information Breach insurance coverage with Missouri Public Entity Risk Management Fund (MOPERM) for an additional one-year term as follows:

RENEWAL

Automobile Physical Damage (Fleet)

Automobile Liability (Fleet)

General Liability

1 Cyber & Information Breach Coverage

2 TERM

3 01-01-2023 to 01-01-2024

4 AMOUNT

5 Automobile Physical Damage (Fleet) up to the amount of **\$170,567.00**

6 Automobile Liability (Fleet) up to the amount of **\$164,137.00**

7 General Liability up to the amount of **\$858,454.00**

8 up to the total amount of **\$1,193,158.00**

9 subject to budgetary limitations

10 INSURANCE NAME

11 Missouri Public Entity Risk Management Fund (MOPERM)

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

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

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

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

Council Member District 1, Brian Haskins \_\_\_\_\_  
Council Member District 2, VACANT \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groetke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023



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

3 Section 1. The County authorizes the renewal of coverage for 2023 for  
4 Property Coverage, and Fidelity and Crime insurance coverage with Missouri Public Entity  
5 Risk Management Fund (MOPERM) for an additional one-year term as follows:

6 RENEWAL

7 Property Coverage, and Fidelity and Crime insurance

8 TERM

9 01-01-2023 to 01-01-2024

10 AMOUNT

11 Property Coverage up to the amount of **\$240,413.00**

12 Fidelity and Crime insurance coverage up to the amount of **\$3,721.00**

13 up to the total amount of **\$244,134.00**

14 subject to budgetary limitations

15 INSURANCE NAME

16 Missouri Public Entity Risk Management Fund (MOPERM)

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

21 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses  
22 thereto, and any contracts or agreements shall be maintained by the Department of the

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

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

**THIS 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, VACANT

Council Member District 3, Shannon Otto \_\_\_\_\_

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

Council Member District 5, Scott Seek \_\_\_\_\_

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

Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

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

1           **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**  
 2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
 3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
 4           **PROPOSALS FOR NWSC ELECTRICAL REPAIR 2022; AND**  
 5           **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**  
 6           **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**  
 7           **AWARD OF THE BIDS AND PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
 9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
 10 and proposals for the following items or services:

11	<u>BID NAME</u>
12	NWSC Electrical Repair 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	4
15	<u>DATE OF BID OPENING</u>
16	12-20-22

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

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

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to De Soto Ozark Electric for a term from  
5 date of approval to 1-8-24 for **up to \$7,850.00 per term, for total amount not to exceed**  
6 **\$7,850.00 for the term**, subject to budgetary limitations.

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

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

12 BID NAME

13 NWSC Electrical Repair 2022

14 TERM

15 date of approval to 1-8-24

16 AMOUNT

17 **Up to \$7,850.00 per term,**

18 **for total amount not to exceed \$7,850.00 for the term,**

19 subject to budgetary limitations

20 AWARDED BIDDER

21 De Soto Ozark Electric

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

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

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



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

Council Member District 1, Brian Haskins \_\_\_\_\_  
Council Member District 2, VACANT \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

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

1           **AN ORDINANCE APPROVING AN AGREEMENT BETWEEN**  
2 **JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF THE SHERIFF, AND**  
3 **POWER DMS FOR THE RENEWAL OF THE “POWERDMS HOSTED**  
4 **SUBSCRIPTION FEE” AND AUTHORIZING THE COUNTY EXECUTIVE TO**  
5 **EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.**

6           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) desires to  
7 renew the PowerDMS hosted subscription fee with PowerDMS for the Department of the  
8 Sheriff; and

9           **WHEREAS**, the Department of the Sheriff desires to renew the PowerDMS hosted  
10 subscription fee with for a one-year agreement; and

11           **WHEREAS**, the Department of the Sheriff requests to renew the agreement  
12 provided by PowerDMS for the PowerDMS hosted subscription fee used by the Jefferson  
13 County Sheriff’s Office for department notifications, trainings, and polices; and

14           **WHEREAS**, the Department of the Sheriff requests the renewal of the PowerDMS  
15 hosted subscription fee with PowerDMS for the department notifications, trainings, and  
16 polices; and

17           **WHEREAS** the Department of the Sheriff desires that, the County renew the  
18 PowerDMS hosted subscription fee with PowerDMS for the department notifications,  
19 trainings, and polices for a one-year agreement; and

1           **WHEREAS**, the Jefferson County, Missouri, Council finds that it is now necessary  
2 and in the best interest of the County to execute the renewal agreement for the PowerDMS  
3 hosted subscription fee with PowerDMS for the department notifications, trainings, and  
4 polices for a one (1) year PowerDMS hosted subscription fee, starts 2-26-2023 and Ends  
5 2-25-2024, for the total amount not to exceed **\$11,165.00**, subject to budgetary limitations.

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

8           Section 1.     The renewal agreement with PowerDMS for the department  
9 notifications, trainings, and polices for the PowerDMS hosted subscription fee for a one  
10 (1) year PowerDMS hosted subscription fee, Starts 2-26-2023 and ends 2-25-2024, for the  
11 total amount not to exceed **\$11,165.00** is approved, subject to budgetary limitations.

12           Section 2.     The Jefferson County, Missouri, Council hereby authorizes the  
13 County Executive to execute the agreement on behalf of the County. The County  
14 Executive is further authorized to take any and all actions necessary to carry out the intent  
15 of this Ordinance. An unexecuted copy of the Agreement is attached hereto as Exhibit “A”  
16 and incorporated herein, by reference.

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

1            Section 4.      This Ordinance shall be in full force and effect from and after its  
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, VACANT	
Council Member District 3, Shannon Otto	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

BILL NO.: 23-0108

ORDINANCE NO.: 23- \_\_\_\_\_

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

1           **AN ORDINANCE AUTHORIZING THE JEFFERSON COUNTY,**  
2 **MISSOURI, COUNTY EXECUTIVE TO EXECUTE THE LEASE FOR REAL**  
3 **PROPERTY LOCATED AT 5 MERCHANT DRIVE, HILLSBORO, MISSOURI;**  
4 **AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**  
5 **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE LEASE**  
6 **FOR THE JUVENILE DIVISION OF THE CIRCUIT COURT OF THE TWENTY-**  
7 **THIRD (23<sup>RD</sup>) JUDICIAL CIRCUIT OF MISSOURI.**

8           **WHEREAS,** the Juvenile Division of the Circuit Court of the Twenty-Third (23<sup>rd</sup>)  
9 Judicial Circuit of Missouri recommends the continuation of the lease of the real property  
10 5 Merchant Drive (also referred to as #5 Merchant Street), Hillsboro, Missouri from  
11 Bradford Properties, LLC; and

12           **WHEREAS,** the Juvenile Division of the Circuit Court of the Twenty-Third (23<sup>rd</sup>)  
13 Judicial Circuit of Missouri refers juveniles to the center located at 5 Merchant Drive (also  
14 referred to as #5 Merchant Street), Hillsboro, Missouri operated by the Missouri  
15 Department of Social Services, Division of Youth Services; and

16           **WHEREAS,** the center provides education, counseling, and treatment for said  
17 juveniles; and

18           **WHEREAS,** Jefferson County currently leases the real property at 5 Merchant Drive  
19 (also referred to as #5 Merchant Street), Hillsboro, Missouri from Bradford Properties,

1 LLC, pursuant to a lease approved by Ordinance 14-0495 and would like to continue to  
2 lease the premises to operate the center for the education, counseling, and treatment of  
3 juveniles by the Missouri Department of Social Services, Division of Youth Services as  
4 described above and pursuant to an agreement between the Juvenile Division and the  
5 Division of Youth Services; and

6 LEASE LOCATION

7 5 Merchant Drive (also referred to as #5 Merchant Street),

8 LESSOR

9 Bradford Properties, LLC

10 ORDINANCE NUMBERS

11 14-0495, 15-0578, 16-0492, 18-0113, 18-0484 and 19-0512 21-0107, 22-0127

12 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests of  
13 the County to lease the property 5 Merchant Drive (also referred to as #5 Merchant  
14 Street), Hillsboro, Missouri from Bradford Properties LLC for the term from the date of  
15 approval to December 31, 2022 in the amount of **\$6,100.00** per month for an annual  
16 amount up to **\$73,200.00** subject to budgetary limitations and with approval of the  
17 County Council and County Executive; and

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

19 **AS FOLLOWS:**

20 Section 1. The County authorizes the renewal of the lease originally approved  
21 pursuant to Ordinance 14-0495 for an additional one-year term as follows:

22 LEASE LOCATION





**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, VACANT  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023



1                                   The Edelen Co. Inc. (A6)  
2                                   Voss Electric Company (A7)  
3                                   NuWay Concrete Forms (A8)  
4                                   Hopson Lumber (A9)

5                                   ORDINANCE NUMBER

6                                   21-0517

7                   **WHEREAS**, the Department of Public Works of Jefferson County, Missouri,  
8 requested renewal from the awarded bidders, Quill LLC, Jefferson County Lumber,  
9 Cotton’s Ace Hardware, Butler Supply, Inc., Graybar, The Edelen Company, NuWay  
10 Concrete Forms, Inc., and Hopson Lumber to renew the contract for the Financial Advisor  
11 Services with the County; and

12                   **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
13 of the County to renew the bid award for Maintenance Materials and Supplies 2022 for the  
14 term of the date of approval to 12-31-23 with Quill LLC, Jefferson County Lumber,  
15 Cotton’s Ace Hardware, Butler Supply, Inc., Graybar, The Edelen Company, NuWay  
16 Concrete Forms, Inc., and Hopson Lumber with approval of the County Council and  
17 County Executive up to **\$100,000.00 per term, for total amount not to exceed**  
18 **\$100,000.00 for the term**, subject to budgetary limitations.

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

21                   Section 1.     The County authorizes the renewal of the bid awards for an  
22 additional one-year term as follows:

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22

BID NAME

Maintenance Materials and Supplies 2022

TERM

Date of approval to 12-31-23

AMOUNT

**Up to \$100,000.00 per term,  
for total amount not to exceed \$100,000.00 for the term,**  
subject to budgetary limitations

AWARDED BIDDERS

Quill LLC (A1)

Jefferson County Lumber (A2)

Cotton's Ace Hardware (A3)

Butler Supply, Inc. (A4)

Graybar (A5)

The Edelen Co. Inc. (A6)

Voss Electric Company (A7)

NuWay Concrete Forms (A8)

Hopson Lumber (A9)

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute a renewal agreement, attached hereto and incorporated herein by reference and attached as Exhibit A1-A9. The County Executive is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

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

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

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

Council Member District 1, Brian Haskins \_\_\_\_\_  
Council Member District 2, VACANT  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

BILL NO.: 23-0110

ORDINANCE NO.: 23- \_\_\_\_\_

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

1           **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**  
 2 **PRODUCTS AND SERVICES FOR UNIFORM RENTAL AND LAUNDRY**  
 3 **SERVICES 2020, DEPARTMENT OF PUBLIC WORKS.**

4           **WHEREAS**, Pursuant to Ordinance 19-0552 Jefferson County, Missouri entered  
 5 into a Contract, known as the Uniform Rental and Laundry Services 2020 Contract, with  
 6 Cintas Corporation No. 2; 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	Uniform Rental and Laundry Services 2020
13	<u>AWARDED BIDDER</u>
14	Cintas Corporation No. 2
15	<u>ORDINANCE NUMBER</u>
16	19-0552

17           **WHEREAS**, the Department of Public Works of Jefferson County, Missouri,  
 18 requested renewal from the awarded bidder, Cintas Corporation No. 2 to renew the contract  
 19 for the Uniform Rental and Laundry Services 2020 with the County; and



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

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

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

**THIS 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, VACANT  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groetke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

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

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

7           **WHEREAS**, Pursuant to Ordinance 22-0124, Jefferson County, Missouri, (hereafter,  
 8           the “County”) entered into an annual tax sharing agreement with the City of DeSoto,  
 9           Missouri, (hereafter, the “Municipality”) for the purpose of sharing and spending revenue,  
 10          generated by the imposition of a countywide sales tax, on programmed projects for the 2022  
 11          calendar year; and,

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

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

16	<u><b>Municipality</b></u>	<u><b>Reimbursement Request</b></u>
17	City of DeSoto	\$119,954.60

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

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

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

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

11 <u>Municipality</u>	<u>Reimbursement Request</u>
12           City of DeSoto	\$119,954.60

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

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





**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

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

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

7           **WHEREAS**, Pursuant to Ordinance 22-0124, Jefferson County, Missouri, (hereafter,  
 8           the “County”) entered into an annual tax sharing agreement with the City of Crystal City,  
 9           Missouri, (hereafter, the “Municipality”) for the purpose of sharing and spending revenue,  
 10          generated by the imposition of a countywide sales tax, on programmed projects for the 2022  
 11          calendar year; and,

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

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

<u>Municipality</u>	<u>Reimbursement Request</u>
17          City of Crystal City	\$12,008.00

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

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

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

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

11 <u>Municipality</u>	11 <u>Reimbursement Request</u>
12           City of Crystal City	12           \$12,008.00

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

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



**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

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

1           **AN ORDINANCE APPROVING A COOPERATIVE AGREEMENT WITH**  
2           **THE STATE OF MISSOURI, DEPARTMENT OF SOCIAL SERVICES, FAMILY**  
3           **SUPPORT DIVISION AND THE JEFFERSON COUNTY PROSECUTING**  
4           **ATTORNEY AND CIRCUIT CLERK’S OFFICE FOR REIMBURSEMENT OF**  
5           **CHILD SUPPORT SERVICES AND TO AUTHORIZE THE COUNTY**  
6           **EXECUTIVE TO EXECUTE THE AGREEMENT ON BEHALF OF THE**  
7           **COUNTY.**

8           **WHEREAS**, the State of Missouri, Department of Social Services, Family Support  
9           Division, (hereafter, the “State”) has been delegated the responsibility for the development  
10          and administration of a statewide program to establish and enforce child support  
11          obligations; and

12          **WHEREAS**, it is the mission of the Department of Social Services to maintain or  
13          improve the quality of life for Missouri citizens; and

14          **WHEREAS**, the Family Support Division is responsible for maintaining and  
15          strengthening Missouri families, helping people achieve an appropriate level of self-  
16          support and self-care through needs based services; and

17          **WHEREAS**, the Department, under Title IV-D of the Social Security Act, and  
18          under Section 454.500 RSMo, has been delegated the responsibility for the development  
19          and administration of a statewide program to establish and enforce support obligations

1 owed to children receiving Temporary Assistance for Needy Families (TANF) benefits and  
2 to other persons, which obligations are established through the offices of the various Circuit  
3 Clerks within the State of Missouri: and,

4 **WHEREAS**, this contract period shall be from January 1, 2023 through December  
5 31, 2025; and

6 **WHEREAS**, a copy of the contract and agreement is attached hereto as Exhibit A;  
7 and

8 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) possesses  
9 resources useful in the establishment, enforcement, and collection of child support  
10 obligations; and,

11 **WHEREAS**, the Jefferson County, Missouri, Prosecuting Attorney’s Office and  
12 the Circuit Clerk’s Office provides said services for the County and desires to enter into  
13 the Agreement with the State of Missouri which is the subject of this Bill and Ordinance  
14 to be reimbursed for certain services provided by the Jefferson County, Missouri,  
15 Prosecuting Attorney’s Office; and

16 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests  
17 of the County to enter into an agreement with the State for the establishment, enforcement,  
18 and collection of child support services and to seek reimbursement for said services from  
19 the State of Missouri.

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



1           Section 1.     The County Executive is authorized to execute a Child Support  
2 Enforcement Cooperative Agreement on behalf of the County with the State of Missouri.

3           Section 2.     The Jefferson County, Missouri, Council hereby authorizes the  
4 County Executive to execute on behalf of the County the Child Support Enforcement  
5 Cooperative Agreement and all necessary forms needed to carry out the intent of this  
6 Ordinance. A copy of the Agreement is incorporated herein by this reference as Exhibit  
7 “A” as if fully set out herein. A copy of the fully executed Agreement shall be attached  
8 to the Ordinance as Exhibit “A” and kept on file in the County Clerk’s office along with  
9 this Ordinance.

10          Section 3.     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, VACANT \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groetke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

Reading Date: 01-09-2023

RESOLUTION NO.: R23-0101

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

1           **A RESOLUTION AND AN ORDER OF THE JEFFERSON COUNTY,**  
2 **MISSOURI, COUNCIL TO CONSENT TO THE NOMINATION AND**  
3 **REAPPOINTMENTS OF GREGORY ROLWES, ADAM BAER, JENNIFER**  
4 **LINNENBRINK, JAMES JOHNSTON AND CRYSTAL CREWS TO THE**  
5 **KINGSTON HILLS COMMUNITY IMPROVEMENT DISTRICT, JEFFERSON**  
6 **COUNTY, MISSOURI AND TERMS THEREOF.**

7           **WHEREAS**, the Kingston Hills Community Improvement District (“District”) was  
8 formed as a political subdivision of the State of Missouri, located in the County of  
9 Jefferson, Missouri, pursuant to Sections 67.1401 to 67.1571, Revised Statutes of Missouri,  
10 otherwise known as the Community Improvement District Act (“Act”); and,

11           **WHEREAS**, the act was designed to assist the owner or owners of property within  
12 the District in financing the design and installation of various improvements located within  
13 and benefiting the District: and,

14           **WHEREAS**, pursuant to the aforementioned Missouri State Statutes, and from  
15 time to time as terms expire, Members of the Board of Directors for the District shall be  
16 appointed by the chief elected officer of the municipality (herein the Jefferson County,  
17 Missouri, County Executive) with the consent of the governing body (herein the Jefferson  
18 County, Missouri Council); and,

1           **WHEREAS**, the nominees are legally authorized representatives and employees  
2 of the Kingston Hills Community Improvement District ownership located within Jefferson  
3 County, Missouri; and,

4           **WHEREAS**, Article IV, Section 4.4.1.1 of the Home Rule Charter of Jefferson  
5 County, Missouri, also authorizes the County Executive to appoint members of boards and  
6 commissions subject to the advice and consent of the Jefferson County, Missouri, Council;  
7 and,

8           **WHEREAS, Executive Order 23-001** (attached hereto as Exhibit “A”) of the  
9 Jefferson County, Missouri, County Executive authorized the reappointments of Gregory  
10 Rolwes, Adam Baer, Jennifer Linnenbrink, James Johnston and Crystal Crews to the  
11 Kingston Hills Community Improvement District, Jefferson County, Missouri; and,

12           **WHEREAS**, the appointments of Gregory Rolwes, Adam Baer, Jennifer  
13 Linnenbrink, James Johnston and Crystal Crews shall be for terms set to expire on January  
14 9, 2026; and,

15           **WHEREAS**, the County Executive has previously advised the Jefferson County,  
16 Missouri, Council of the reappointments.

17           **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES AS**  
18 **FOLLOWS:**

19           Section 1.     The Jefferson County, Missouri, Council hereby consents to the  
20 reappointments of Gregory Rolwes, Adam Baer, Jennifer Linnenbrink, James Johnston and  
21 Crystal Crews to the Kingston Hills Community Improvement District, Jefferson County,  
22 Missouri, with terms as follows:

1	<b>Gregory Rolwes</b>	<b>Term to Expire</b>	<b>January 9, 2026</b>
2	<b>Adam Baer</b>	<b>Term to Expire</b>	<b>January 9, 2026</b>
3	<b>Jennifer Linnenbrink</b>	<b>Term to Expire</b>	<b>January 9, 2026</b>
4	<b>James Johnston</b>	<b>Term to Expire</b>	<b>January 9, 2026</b>
5	<b>Crystal Crews</b>	<b>Term to Expire</b>	<b>January 9, 2026</b>

6        Section 2:     This Resolution and Order along with **Executive Order 23-001**  
7 (attached hereto as Exhibit “A”) shall be in full force and effect from and after the date of  
8 its enactment. If any part of this Resolution and Order is invalid for any reason, such  
9 invalidity shall not affect the remainder of the Resolution and Order.

**THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL  
VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins \_\_\_\_\_

Council Member District 2, VACANT

Council Member District 3, Shannon Otto \_\_\_\_\_

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

Council Member District 5, Scott Seek \_\_\_\_\_

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

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS 9<sup>th</sup> DAY OF JANUARY  
2023, WAS:**

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

\_\_\_\_\_  
\_\_\_\_\_, County Council Chair

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

Reading Date: 01-09-2023

RESOLUTION NO.: R23-0102

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

1           **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**  
2 **MISSOURI, COUNCIL TO CONSENT TO THE NOMINATION AND**  
3 **APPOINTMENT OF KRYSTAL HARGIS, TO THE JEFFERSON COUNTY**  
4 **PUBLIC LIBRARY BOARD, JEFFERSON COUNTY, MISSOURI, AS A**  
5 **REPRESENTATIVE OF THE FOX/WINDSOR SUB-DISTRICT, AND TERMS**  
6 **THEREOF.**

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

11           **WHEREAS**, by **Executive Order 23-002** (attached hereto as Exhibit A) the  
12 Jefferson County, Missouri, County Executive authorized the Nomination and  
13 Appointment of Krystal Hargis, to the Jefferson County Public Library Board, Jefferson  
14 County, Missouri, as a Representative of the Fox/Windsor Sub-District, and terms thereof;  
15 and,

16           **WHEREAS**, there exists a Jefferson County Public Library Board serving the  
17 Jefferson County, Missouri, Library District; and,

18           **WHEREAS**, appointments for and to the Jefferson County Public Library Board  
19 are governed by Missouri State Statute; and,



1           **WHEREAS**, Krystal Hargis has the proper and necessary qualifications and  
2 background to serve as a member of the Jefferson County Public Library Board as a  
3 Representative of the Fox/Windsor Sub-District; and,

4           **WHEREAS**, it is in the best interest of the Jefferson County Public Library  
5 District, the Jefferson County Public Library Board, the Fox/Windsor Sub-District and for  
6 the citizens of Jefferson County, Missouri for the citizen named herein to be nominated,  
7 appointed and approved by consent by the County Executive and the Jefferson County,  
8 Missouri, Council; and,

9           **WHEREAS**, the County Executive is desirous of making and the Jefferson County,  
10 Missouri, Council is desirous of consenting to this appointment in order to have a full and  
11 functioning Jefferson County Public Library Board as and for the Fox/Windsor Sub-  
12 District the Citizens of Jefferson County, Missouri.

13           **THE JEFFERSON COUNTY MISSOURI COUNCIL RESOLVES AS**  
14 **FOLLOWS:**

15           Section 1.     The Jefferson County, Missouri, Council hereby consents to the  
16 Nomination and Appointment of Krystal Hargis, to the Jefferson County Public Library  
17 Board, Jefferson County, Missouri, as a Representative of the Fox/Windsor Sub-District  
18 pursuant to **Executive Order 23-002** attached hereto as Exhibit A and pursuant to the terms  
19 and conditions of the Home Rule Charter of Jefferson County, Missouri, and the laws of  
20 the State of Missouri, with a term as follows:

21	<b>Krystal Hargis</b>	<b>Term to Expire</b>	<b>01-09-2027</b>
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1           Section 2:     This Resolution and Order along with **Executive Order**  
2 **23-002** (attached hereto as Exhibit A) shall be in full force and effect from and after the  
3 date of its enactment.

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

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

**THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL  
VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins \_\_\_\_\_  
Council Member District 2, VACANT \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS 9<sup>TH</sup> DAY OF JANUARY  
2023 WAS:**

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

\_\_\_\_\_  
\_\_\_\_\_, County Council Chair

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

Reading Date: 01-09-2023

RESOLUTION NO.: R23-0103

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

1           **A RESOLUTION OF THE JEFFERSON COUNTY, MISSOURI,**  
2           **COUNCIL ACKNOWLEDGING THE DISPOSAL OF RECORDS BY THE**  
3           **JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF COUNTY SERVICES**  
4           **AND CODE ENFORCEMENT, CODE ENFORCEMENT, PLANNING AND**  
5           **SOLID WASTE DIVISIONS IN ACCORDANCE WITH THE STANDARDS FOR**  
6           **RETENTION, CONVERSION, AND DESTRUCTION OF PUBLIC RECORDS AS**  
7           **PUBLISHED BY THE MISSOURI SECRETARY OF STATE AND AS SET**  
8           **FORTH IN SECTION 109.260 RSMO.**

9           **WHEREAS**, the Missouri Secretary of State has published and mandated various  
10 records disposition and retention schedules that apply to records maintained by units of  
11 local government in the state of Missouri, including those maintained by the Jefferson  
12 County, Missouri, Department of County Services and Code Enforcement; and

13           **WHEREAS**, Section 109.260 RSMo provides for the disposal of records that no  
14 longer possess sufficient administrative, legal, historical, or fiscal value to warrant their  
15 future keeping; and

16           **WHEREAS**, the Jefferson County, Missouri, Department of County Services and  
17 Code Enforcement, (hereafter “Department”), through its Solid Waste and Planning  
18 Divisions, has reviewed files in its possession and has determined that there are files that  
19 have exceeded the retention periods and schedules published and mandated by the

1 Missouri Secretary of State and no longer possess sufficient administrative, legal,  
2 historical or fiscal value to warrant their future keeping; and

3 **WHEREAS**, the Jefferson County, Missouri, Department of County Services and  
4 Code Enforcement proposes to destroy certain non-permanent paper records that have  
5 satisfied the retention periods and schedules published and mandated by the Missouri  
6 Secretary of State, said records consisting of Closed Code Enforcement, Planning and  
7 Zoning and Solid Waste violation files from 2015-2017.

8 **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES AS**  
9 **FOLLOWS:**

10 Section 1. The Jefferson County, Missouri, Department of County Services  
11 and Code Enforcement, Code Enforcement Division, is authorized to dispose of and  
12 destroy the non-permanent paper records identified in Exhibit “A”, a copy of which is  
13 attached hereto, consisting of Closed Code Enforcement violation files from 2015-2017,  
14 that have exceeded the retention periods and schedules published and mandated by the  
15 Missouri Secretary of State.

16 Section 2. The Jefferson County, Missouri, Department of County Services  
17 and Code Enforcement, Solid Waste Division, is authorized to dispose of and destroy the  
18 non-permanent paper records identified in Exhibit “B”, a copy of which is attached  
19 hereto, consisting of Closed Solid Waste violation files from 2017, that have exceeded  
20 the retention periods and schedules published and mandated by the Missouri Secretary of  
21 State.

1           Section 3.     The Jefferson County, Missouri, Department of County Services  
2 and Code Enforcement, Planning Division, is authorized to dispose of and destroy the  
3 non-permanent paper records identified in Exhibit “C”, a copy of which is attached  
4 hereto, consisting of Closed Planning and Zoning violation files from 2017, that have  
5 exceeded the retention periods and schedules published and mandated by the Missouri  
6 Secretary of State.

7           Section 4.     The records identified in Exhibits “A”, “B” and “C” no longer  
8 possess sufficient administrative, legal, historical, or fiscal value to warrant their future  
9 keeping and shall therefore be destroyed by the Jefferson County, Missouri, Department  
10 of County Services and Code Enforcement.

11          Section 5.     This Resolution shall be in full force and effect from and after its  
12 date of approval.

13          Section 6.     If any part of this Resolution is invalid for any reason, such  
14 invalidity shall not affect the remainder of this Resolution.

**THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL  
VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins \_\_\_\_\_

Council Member District 2, VACANT

Council Member District 3, Shannon Otto \_\_\_\_\_

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

Council Member District 5, Scott Seek \_\_\_\_\_

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

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS 9<sup>TH</sup> DAY OF  
JANUARY 2023, WAS:**

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

\_\_\_\_\_  
\_\_\_\_\_, County Council Chair

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

Reading Date: 01-09-2023

BILL NO.: 22-1237

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PC22073 TO REZONE A**  
2           **PARCEL FROM SINGLE-FAMILY RESIDENTIAL (R10) ZONE DISTRICT TO**  
3           **PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT**  
4           **PLAN FOR WELCOME CENTER – OPEN DOOR ANIMAL SANCTUARY**  
5           **LOCATED IN COUNCIL DISTRICT 7.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on December 15, 2022 on Application/Petition Number  
8           PC22073 for the rezoning of 0.96 acres (per the Assessor’s records), from Single-Family  
9           Residential (R10) zone district to Planned Commercial (PC) zone district, and a  
10          development plan for Welcome Center – Open Door Animal Sanctuary on the following  
11          described real estate located in Jefferson County, State of Missouri, to-wit: Parcel  
12          Number: 07-2.0-03.0-0-001-045; and

13          **WHEREAS**, the record of the December 15, 2022, hearing and the  
14          recommendation of the Planning and Zoning Commission have been filed with the  
15          Jefferson County, Missouri, Council; and

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



1           a.       Jefferson County Planning Division Staff Report to the Planning  
2 and Zoning Commission and the case file for this Application;

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

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

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

10                Exhibit C, Staff Report and case file; and

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

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

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

17           c.       The requested change in zoning is consistent with the intent stated  
18 for the Planned Commercial (PC) zone district.

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

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

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

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

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

13          i.       The modifications to Section 505.170.B.3, Section 400.2620, and  
14 Section 400.4750 as depicted on the development plan, and as conditioned by this  
15 Ordinance, are in the best interest of the County in that the modifications  
16 incorporate sound planning principles and design elements that are compatible  
17 with surrounding properties and are consistent throughout the proposed project.

18          j.       The modifications to Section 505.170.B.3, Section 400.2620, and  
19 Section 400.4750 as depicted on the development plan, and as conditioned by this  
20 Ordinance, are in the best interest of the County in that the modifications further  
21 the stated goals and intent of the UDO.

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

3           Section 1.     Application Number: PC22073 an application to rezone 0.96 acres  
4 from Single-Family Residential (R10) zone district to Planned Commercial (PC) zone  
5 district and a development plan for Welcome Center – Open Door Animal Sanctuary on  
6 the real estate described as Parcel Number: 07-2.0-03.0-0-001-045, is hereby approved  
7 subject to the following modifications, regulatory requirements, departmental comments,  
8 and the following conditions of approval:

9           **Modifications:**

- 10           1. Approval of the requested modification from Section 505.170.B.3 – Erosion and  
11           Sediment Control/Stormwater Management Design Criteria – Buffer Strips – to  
12           allow relief for the proposed driveway, utilities, and drainage improvements  
13           within the stream buffer with the condition that the property owner install an  
14           approved permanent BMP to ensure that water quality is maintained.
- 15           2. Approval of the requested modification from Section 400.2620 – Driveway  
16           Requirements – Corner Clearance – to allow relief from the required offset from  
17           other driveways and entrances for the proposed entrance located off Duda Rd.
- 18           3. Approval of the requested modification from Section 400.4750 – Screening  
19           Requirements – High Impact – to allow relief from the implementation of high  
20           impact screening on portions of the northwestern and western property lines.

21           **Regulatory Requirements:**

22           Permitted Uses

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

2 Business office, general

3 Floor Area, Height, and other Building Requirements

4 Maximum Area Ratio: 0.55 FAR

5 Maximum Structure Height: 70 feet

6 Site Development

7 Required Yards

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

9 Design Standards

10 The development shall comply with the Mixed-Use Design Standards in  
11 accordance with Article VII of the Jefferson County Unified Development  
12 Order.

13 Access

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

16 Parking

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

19 Signs

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

22 Lighting

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

4                    Landscaping

5                    Landscaping, buffers, and tree protection shall comply with Article XIV of  
6                    the Jefferson County Unified Development Order, except specifically  
7                    modified by this ordinance.

8                    Stormwater and Erosion and Sediment Control

9                    Stormwater management and Erosion and sediment control shall comply  
10                  with Chapter 505: Erosion and Sediment Control / Stormwater  
11                  Management Design Manual of the Jefferson County Code of Ordinances,  
12                  except as specifically modified by this Ordinance.

13                  **Departmental Comments:**

14                  1. Pavement:

15                  a) An entrance permit is required for access onto a state road from MODOT.

16                  b) County:

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

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

- 1           iii) The engineer shall identify the clearance at the most restrictive point on the  
2           profiles.
- 3           iv) Any vegetation or obstructions of any sort in the line of sight must be  
4           identified.
- 5        c) Driveway entrances (within state/county ROW):
- 6           i) Pavement thickness shall provide 6" PCC/4" rock base (or 2" Type C  
7           Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 8           ii) Pavement width for entrance at ROW (including curbs) for two-way traffic  
9           shall provide 26'–42' (Low Volume/Non-Residential driveways). The  
10          submittal appears to show 25' driveways.
- 11          iii) The entrance width shall be provided from the street into the site for a throat  
12          length of 20'.
- 13    2. Parking areas:
- 14          a) Parking areas with 5 or more required parking spaces must provide a paved  
15          surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C  
16          Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 17          b) Drive aisles width (boc):
- 18            i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-  
19            way).
- 20            ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
- 21            iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both  
22            sides).

- 1           iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one  
2           side).
- 3           c) Straight back curbing (concrete or asphalt) is required around parking areas.
- 4           d) Pavement shall slope between 1% and 6%.
- 5        3. Sidewalks shall consist of 5' width.
- 6        4. Detention:
- 7           a) Stormwater shall be detained and released at a rate not to exceed the release rate  
8           from the site under the existing (pre-developed) conditions for the 2 and 100-year  
9           storm events. Detention/retention basins must also contain an overflow structure  
10          capable of passing a 100-year, 20-minute design storm.
- 11          b) Channel protection is required to treat the high-frequency, low-severity storm  
12          runoff events within the detention basins by metering it out slowly over 24-48  
13          hours.
- 14          c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
15          hydraulic calculations and drainage area map for each system.
- 16        5. Stream Buffers:
- 17           a) The Stormwater Division requires that stream buffers be maintained for stream  
18           orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County  
19           Stormwater Design Manual, except as specifically modified by this Ordinance.
- 20        6. Floodplain:
- 21           a) The Building Division requires a Floodplain Development Permit for any grading  
22           or improvements within a known floodplain.

1 7. Grading:

- 2 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
3 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
4 slopes proposed steeper than 3:1 must be included in the report for slope stability.

5 **Conditions of Approval:**

- 6 1. A Site Development Plan shall be submitted to the Jefferson County Planning  
7 Division in accordance with the Unified Development Order (UDO) of  
8 Jefferson County.
- 9 2. A copy of the approved Development Plan incorporating any conditions and  
10 approved modifications shall be attached to each set of Site Development  
11 plans submitted.
- 12 3. All improvements required in the Development Plan and Site Development  
13 Plan must be installed or an escrow accepted for all incomplete items prior to  
14 occupancy of the buildings for each phase.
- 15 4. If more than one (1) acre of land is being disturbed, the proposed development  
16 will require a Jefferson County Land Disturbance Permit.

17 Section 2. The zoning map of Jefferson County, Missouri shall be  
18 amended by changing the area where said real estate is located on the map with the  
19 marking "PC22073."

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



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

**THIS 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, VACANT  
Council Member District 3, Shannon Otto        \_\_\_\_\_  
Council Member District 4, Charles Groeteke        \_\_\_\_\_  
Council Member District 5, Scott Seek        \_\_\_\_\_  
Council Member District 6, Daniel Stallman        \_\_\_\_\_  
Council Member District 7, Bob Tullock        \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

First Reading: 12-27-2022

Second Reading: 01-09-2023

Third Reading: 01-09-2023

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PI22071 TO REZONE A**  
2 **PARCEL FROM SINGLE-FAMILY RESIDENTIAL (R40) ZONE DISTRICT TO**  
3 **PLANNED INDUSTRIAL (PI) ZONE DISTRICT AND APPROVAL OF A**  
4 **DEVELOPMENT PLAN FOR WIL-MIX CONCRETE LOCATED IN COUNCIL**  
5 **DISTRICT 5.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on December 15, 2022, on Application/Petition Number  
8 PI22071, for the rezoning of roughly 10 acres, from Single-Family Residential (R40)  
9 zone district to Planned Industrial (PI) zone district and development plan approval for  
10 Wil-Mix Concrete on the following described real estate in Jefferson County, State of  
11 Missouri, to-wit: Parcel Number: 19-4.0-20.0-0-000-042.03; and

12           **WHEREAS**, the record of the December 15, 2022 hearing and 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, development plan, and the case file for this application.

1           b.       The minutes and record of the December 15, 2022 hearing before  
2           the Planning and Zoning Commission;

3           c.       The record of the hearing before the Planning and Zoning  
4           Commission including the following exhibits:

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

7                   Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:  
8                                   Unified Development Order, adopted April 2, 2008, as  
9                                   amended;

10                   Exhibit C, Staff Report and case file;

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

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

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

17           c.       The requested change in zoning is consistent with the intent stated  
18           for the Planned Industrial (PI) zone district.

19           d.       The requested change in zoning is in accordance with the Official  
20           Master Plan of Jefferson County, Missouri in that the proposed zone change, and  
21           development plan are located within the Primary Growth Area of Jefferson  
22           County.

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

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

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

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

15          i.       The modification to Chapter 400, Section 400.4730 as depicted on  
16 the development plan, and as conditioned by this Ordinance, is in the best interest  
17 of the County in that the modification incorporates sound planning principles and  
18 design elements that is compatible with surrounding properties and is consistent  
19 throughout the proposed project.

20          j.       The modification to Chapter 400, Sections 400.4730 as depicted on  
21 the development plan, and as conditioned by this Ordinance, is in the best interest

1 of the County in that the modification furthers the stated goals and intent of the  
2 UDO.

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

5 Section 1. Application Number: PI22071 is approved to rezone roughly 10  
6 acres from Single-Family Residential (R40) zone district to Planned Industrial (PI) zone  
7 district and development plan approval on the real estate described as Parcel Number: 19-  
8 4.0-20.0-0-000-042.03 for Wil-Mix Concrete, subject to the following modifications,  
9 regulatory requirements and departmental conditions:

10 **Modifications**

11 1. Approval of relief from Article XIV Section 400.4730 – Buffer/Screen – Where  
12 Required

13 **Regulatory Requirements**

14 Permitted Uses

15 Land uses shall be permitted per the approved Development Plan. The following  
16 land uses are permitted:

17 Asphalt plant/concrete batch plant

18 Floor Area, Height, and other Building Requirements

19 The floor area, height, and other building requirements shall comply with  
20 applicable Articles of the UDO.

21 Site Development

22 Required Yards

1 Required yard setbacks shall be as follows in accordance with Article V of the  
2 UDO: Front yard – 20 feet, Side yard – 20 feet, Rear yard – 60 feet

3 Design Standards

4 The development shall comply with Suburban Design Standards in accordance  
5 with Article VII of the UDO, except as specifically modified by this Ordinance.

6 Access

7 Access shall be provided in accordance with the UDO.

8 Parking

9 Parking and loading shall be provided in accordance with Article XII of the UDO.

10 Signs

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

13 Landscaping

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

16 Geotechnical

17 A geotechnical study prepared by an Engineer licensed in the State of Missouri  
18 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes  
19 greater than 3:1.

20 Performance and Design Standards

21 Fire hazards

22 All flammable substances involved in any activity established in this

1 district shall be handled in conformance with the latest edition of the  
2 applicable local fire code published by the International Code Council and  
3 applicable codes and ordinances.

4 Noise

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

13 Sewage and other liquid waste

14 No operation shall be carried on which involves the discharge into a  
15 sewer, water course, or the ground of liquid wastes of any radioactive  
16 nature or liquid waste of a chemical nature which are detrimental to  
17 normal sewage plant operation or corrosive and damaging to sewer pipes  
18 and installations.

19 Air contaminants

20 No operation shall be carried on which involves air discharges in excess of  
21 air quality standards for Jefferson County and shall obtain any necessary  
22 permits from the Missouri Department of Natural Resources.



1 Stormwater

2 Land disturbance activities shall follow stormwater management best  
3 management practices to prevent and reduce the discharge of pollutants  
4 directly or indirectly into stormwater.

5 Odor

6 Odor-causing operations shall be controlled so as to reduce escape of  
7 odors to the minimum practical within the limits of reasonable technology  
8 and economics.

9 Hazardous materials

10 Operations involving the storage or use of hazardous materials in  
11 reportable quantities, as classified by the Environmental Protection  
12 Agency (EPA), shall obtain any necessary permits from the Fire District(s)  
13 and make improvements to the building and grounds required by the  
14 International Fire Code.

15 Departmental Conditions:

16 1) Pavement:

17 a) Access road (from state road to site): Street width shall provide 22' pavement  
18 within 28' ROW or easement. Street thickness shall provide 7" PCC/4" rock base  
19 (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).

20 The existing access road is over 30' in width with adequate ditching/water control.

21 Testing shows pavement thickness which meets or exceeds UDO requirements. The street  
22 has several deteriorated slabs which must be removed and replaced.

- 1 2) Parking areas:
- 2 a) Parking areas with 5 or more required parking spaces must provide a paved
- 3 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C
- 4 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 5 b) Parking areas with 4 or less required parking spaces (and contractors storage
- 6 yards) must provide an 8" rock base minimum.
- 7 c) Fire/delivery/freight trucks lanes must be designed to support anticipated loads.
- 8 d) Drive aisles width (boc):
- 9 i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-
- 10 way).
- 11 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
- 12 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both
- 13 sides).
- 14 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one
- 15 side).
- 16 3) Detention:
- 17 a) Stormwater shall be detained and released at a rate not to exceed the release rate
- 18 from the site under the existing (pre-developed) conditions for the 2 and 100-year
- 19 storm events. Detention/retention basins must also contain an overflow structure
- 20 capable of passing a 100-year, 20-minute design storm.

- 1 b) Channel protection is required to treat the high-frequency, low-severity storm  
2 runoff events within the detention basins by metering it out slowly over 24-48  
3 hours.
- 4 c) No detention is required if:
- 5 i) Non-residential development has less than an additional 12,000sf of  
6 impervious area. However, low impact practices are required to mitigate the  
7 additional runoff created by the additional impervious coverage and no  
8 adverse impact may be created.
- 9 4) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
10 hydraulic calculations and drainage area map for each system.
- 11 5) Stream Buffers:
- 12 a) The Stormwater Division requires that stream buffers be maintained for stream  
13 orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County  
14 Stormwater Design Manual.
- 15 6) Floodplain:
- 16 a) The Building Division requires a Floodplain Development Permit for any grading  
17 or improvements within a known floodplain.
- 18 b) Submit calculations for culverts and bridges within the limits of the floodplain.
- 19 7) Grading:
- 20 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
21 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
22 slopes proposed steeper than 3:1 must be included in the report for slope stability.

1           Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
2 by changing the area where said real estate is located on the map with the marking  
3 “PI22071”.

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

6           Section 4.     If any part of this Ordinance is invalid for any reason, such  
7 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, VACANT	
Council Member District 3, Shannon Otto	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

First Reading: 12-27-2022

Second Reading: 01-09-2023

Third Reading: 01-09-2023

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION NPI22072, A ZONE**  
2 **CHANGE FOR PARCEL NUMBER 18-1.0-11.0-0-000-013, FROM NON-**  
3 **PLANNED COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO NON-**  
4 **PLANNED INDUSTRIAL (NPI) ZONE DISTRICT LOCATED IN COUNCIL**  
5 **DISTRICT 5.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on December 15, 2022 on Application/Petition Number  
8 NPI22072 a request for a zone change from Non-Planned Community Commercial (CC2)  
9 zone district to Non-Planned Industrial (NPI) zone district on approximately 10.54 acres  
10 of the following described real estate located in Jefferson County, State of Missouri, to-  
11 wit: Parcel Number: 18-1.0-11.0-0-000-013; and

12           **WHEREAS**, the record of December 15, 2022, hearing and the recommendation  
13 of the Planning and Zoning Commission have been filed with the Jefferson County,  
14 Missouri, Council; and

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

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

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

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

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

8           Exhibit C, Staff Report and case file.

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

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

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

15           c.       The requested change in zoning is consistent with the intent stated  
16 for the Non-Planned Industrial (NPI) zone district.

17           d.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
18 district is consistent with the Official Master Plan for Jefferson County, Missouri.

19           e.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
20 district is not out of character with the neighborhood.

21           f.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
22 district is compatible with adjacent zoning and uses.

1           g.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
2           district would not negatively affect the character of the property and neighboring  
3           property.

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

6           Section 1.     Application Number: NPI22072, a request for a zone change from  
7           Non-Planned Community Commercial (CC2) zone district to Non-Planned Industrial  
8           (NPI) zone district on approximately 10.54 acres of the following described real estate  
9           located in Jefferson County, State of Missouri, to-wit: Parcel Number:18-1.0-11.0-0-000-  
10          013, is hereby approved.

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          “NPI22072”.

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, VACANT  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

First Reading: 12-27-2022

Second Reading: 01-09-2023

Third Reading: 01-09-2023

BILL NO.: 22-1237

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PC22073 TO REZONE A**  
2           **PARCEL FROM SINGLE-FAMILY RESIDENTIAL (R10) ZONE DISTRICT TO**  
3           **PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT**  
4           **PLAN FOR WELCOME CENTER – OPEN DOOR ANIMAL SANCTUARY**  
5           **LOCATED IN COUNCIL DISTRICT 7.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on December 15, 2022 on Application/Petition Number  
8           PC22073 for the rezoning of 0.96 acres (per the Assessor’s records), from Single-Family  
9           Residential (R10) zone district to Planned Commercial (PC) zone district, and a  
10          development plan for Welcome Center – Open Door Animal Sanctuary on the following  
11          described real estate located in Jefferson County, State of Missouri, to-wit: Parcel  
12          Number: 07-2.0-03.0-0-001-045; and

13          **WHEREAS**, the record of the December 15, 2022, hearing and the  
14          recommendation of the Planning and Zoning Commission have been filed with the  
15          Jefferson County, Missouri, Council; and

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

1           a.       Jefferson County Planning Division Staff Report to the Planning  
2 and Zoning Commission and the case file for this Application;

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

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

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

10                 Exhibit C, Staff Report and case file; and

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

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

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

17           c.       The requested change in zoning is consistent with the intent stated  
18 for the Planned Commercial (PC) zone district.

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

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

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

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

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

13          i.       The modifications to Section 505.170.B.3, Section 400.2620, and  
14 Section 400.4750 as depicted on the development plan, and as conditioned by this  
15 Ordinance, are in the best interest of the County in that the modifications  
16 incorporate sound planning principles and design elements that are compatible  
17 with surrounding properties and are consistent throughout the proposed project.

18          j.       The modifications to Section 505.170.B.3, Section 400.2620, and  
19 Section 400.4750 as depicted on the development plan, and as conditioned by this  
20 Ordinance, are in the best interest of the County in that the modifications further  
21 the stated goals and intent of the UDO.

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

3           Section 1.     Application Number: PC22073 an application to rezone 0.96 acres  
4 from Single-Family Residential (R10) zone district to Planned Commercial (PC) zone  
5 district and a development plan for Welcome Center – Open Door Animal Sanctuary on  
6 the real estate described as Parcel Number: 07-2.0-03.0-0-001-045, is hereby approved  
7 subject to the following modifications, regulatory requirements, departmental comments,  
8 and the following conditions of approval:

9           **Modifications:**

- 10           1. Approval of the requested modification from Section 505.170.B.3 – Erosion and  
11           Sediment Control/Stormwater Management Design Criteria – Buffer Strips – to  
12           allow relief for the proposed driveway, utilities, and drainage improvements  
13           within the stream buffer with the condition that the property owner install an  
14           approved permanent BMP to ensure that water quality is maintained.
- 15           2. Approval of the requested modification from Section 400.2620 – Driveway  
16           Requirements – Corner Clearance – to allow relief from the required offset from  
17           other driveways and entrances for the proposed entrance located off Duda Rd.
- 18           3. Approval of the requested modification from Section 400.4750 – Screening  
19           Requirements – High Impact – to allow relief from the implementation of high  
20           impact screening on portions of the northwestern and western property lines.

21           **Regulatory Requirements:**

22           Permitted Uses

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

2 Business office, general

3 Floor Area, Height, and other Building Requirements

4 Maximum Area Ratio: 0.55 FAR

5 Maximum Structure Height: 70 feet

6 Site Development

7 Required Yards

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

9 Design Standards

10 The development shall comply with the Mixed-Use Design Standards in  
11 accordance with Article VII of the Jefferson County Unified Development  
12 Order.

13 Access

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

16 Parking

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

19 Signs

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

22 Lighting

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

4                    Landscaping

5                    Landscaping, buffers, and tree protection shall comply with Article XIV of  
6                    the Jefferson County Unified Development Order, except specifically  
7                    modified by this ordinance.

8                    Stormwater and Erosion and Sediment Control

9                    Stormwater management and Erosion and sediment control shall comply  
10                   with Chapter 505: Erosion and Sediment Control / Stormwater  
11                   Management Design Manual of the Jefferson County Code of Ordinances,  
12                   except as specifically modified by this Ordinance.

13                   **Departmental Comments:**

14                   1. Pavement:

15                   a) An entrance permit is required for access onto a state road from MODOT.

16                   b) County:

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

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



- 1           iii) The engineer shall identify the clearance at the most restrictive point on the  
2           profiles.
- 3           iv) Any vegetation or obstructions of any sort in the line of sight must be  
4           identified.
- 5       c) Driveway entrances (within state/county ROW):
- 6           i) Pavement thickness shall provide 6" PCC/4" rock base (or 2" Type C  
7           Asphaltic Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 8           ii) Pavement width for entrance at ROW (including curbs) for two-way traffic  
9           shall provide 26'–42' (Low Volume/Non-Residential driveways). The  
10          submittal appears to show 25' driveways.
- 11          iii) The entrance width shall be provided from the street into the site for a throat  
12          length of 20'.
- 13       2. Parking areas:
- 14           a) Parking areas with 5 or more required parking spaces must provide a paved  
15           surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C  
16           Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 17           b) Drive aisles width (boc):
- 18           i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-  
19           way).
- 20           ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
- 21           iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both  
22           sides).

- 1           iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one  
2           side).
- 3           c) Straight back curbing (concrete or asphalt) is required around parking areas.
- 4           d) Pavement shall slope between 1% and 6%.
- 5        3. Sidewalks shall consist of 5' width.
- 6        4. Detention:
- 7           a) Stormwater shall be detained and released at a rate not to exceed the release rate  
8           from the site under the existing (pre-developed) conditions for the 2 and 100-year  
9           storm events. Detention/retention basins must also contain an overflow structure  
10          capable of passing a 100-year, 20-minute design storm.
- 11          b) Channel protection is required to treat the high-frequency, low-severity storm  
12          runoff events within the detention basins by metering it out slowly over 24-48  
13          hours.
- 14          c) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
15          hydraulic calculations and drainage area map for each system.
- 16        5. Stream Buffers:
- 17           a) The Stormwater Division requires that stream buffers be maintained for stream  
18           orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County  
19           Stormwater Design Manual, except as specifically modified by this Ordinance.
- 20        6. Floodplain:
- 21           a) The Building Division requires a Floodplain Development Permit for any grading  
22           or improvements within a known floodplain.

1 7. Grading:

- 2 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
3 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
4 slopes proposed steeper than 3:1 must be included in the report for slope stability.

5 **Conditions of Approval:**

- 6 1. A Site Development Plan shall be submitted to the Jefferson County Planning  
7 Division in accordance with the Unified Development Order (UDO) of  
8 Jefferson County.
- 9 2. A copy of the approved Development Plan incorporating any conditions and  
10 approved modifications shall be attached to each set of Site Development  
11 plans submitted.
- 12 3. All improvements required in the Development Plan and Site Development  
13 Plan must be installed or an escrow accepted for all incomplete items prior to  
14 occupancy of the buildings for each phase.
- 15 4. If more than one (1) acre of land is being disturbed, the proposed development  
16 will require a Jefferson County Land Disturbance Permit.

17 Section 2. The zoning map of Jefferson County, Missouri shall be  
18 amended by changing the area where said real estate is located on the map with the  
19 marking "PC22073."

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

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

**THIS 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, VACANT  
Council Member District 3, Shannon Otto        \_\_\_\_\_  
Council Member District 4, Charles Groeteke        \_\_\_\_\_  
Council Member District 5, Scott Seek        \_\_\_\_\_  
Council Member District 6, Daniel Stallman        \_\_\_\_\_  
Council Member District 7, Bob Tullock        \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

First Reading: 12-27-2022

Second Reading: 01-09-2023

Third Reading: 01-09-2023

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PI22071 TO REZONE A**  
2 **PARCEL FROM SINGLE-FAMILY RESIDENTIAL (R40) ZONE DISTRICT TO**  
3 **PLANNED INDUSTRIAL (PI) ZONE DISTRICT AND APPROVAL OF A**  
4 **DEVELOPMENT PLAN FOR WIL-MIX CONCRETE LOCATED IN COUNCIL**  
5 **DISTRICT 5.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on December 15, 2022, on Application/Petition Number  
8 PI22071, for the rezoning of roughly 10 acres, from Single-Family Residential (R40)  
9 zone district to Planned Industrial (PI) zone district and development plan approval for  
10 Wil-Mix Concrete on the following described real estate in Jefferson County, State of  
11 Missouri, to-wit: Parcel Number: 19-4.0-20.0-0-000-042.03; and

12           **WHEREAS**, the record of the December 15, 2022 hearing and 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, development plan, and the case file for this application.

1           b.       The minutes and record of the December 15, 2022 hearing before  
2           the Planning and Zoning Commission;

3           c.       The record of the hearing before the Planning and Zoning  
4           Commission including the following exhibits:

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

7                     Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:  
8                                     Unified Development Order, adopted April 2, 2008, as  
9                                     amended;

10                    Exhibit C, Staff Report and case file;

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

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

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

17                    c.       The requested change in zoning is consistent with the intent stated  
18           for the Planned Industrial (PI) zone district.

19                    d.       The requested change in zoning is in accordance with the Official  
20           Master Plan of Jefferson County, Missouri in that the proposed zone change, and  
21           development plan are located within the Primary Growth Area of Jefferson  
22           County.

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

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

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

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

15          i.       The modification to Chapter 400, Section 400.4730 as depicted on  
16 the development plan, and as conditioned by this Ordinance, is in the best interest  
17 of the County in that the modification incorporates sound planning principles and  
18 design elements that is compatible with surrounding properties and is consistent  
19 throughout the proposed project.

20          j.       The modification to Chapter 400, Sections 400.4730 as depicted on  
21 the development plan, and as conditioned by this Ordinance, is in the best interest



1 of the County in that the modification furthers the stated goals and intent of the  
2 UDO.

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

5 Section 1. Application Number: PI22071 is approved to rezone roughly 10  
6 acres from Single-Family Residential (R40) zone district to Planned Industrial (PI) zone  
7 district and development plan approval on the real estate described as Parcel Number: 19-  
8 4.0-20.0-0-000-042.03 for Wil-Mix Concrete, subject to the following modifications,  
9 regulatory requirements and departmental conditions:

10 **Modifications**

11 1. Approval of relief from Article XIV Section 400.4730 – Buffer/Screen – Where  
12 Required

13 **Regulatory Requirements**

14 Permitted Uses

15 Land uses shall be permitted per the approved Development Plan. The following  
16 land uses are permitted:

17 Asphalt plant/concrete batch plant

18 Floor Area, Height, and other Building Requirements

19 The floor area, height, and other building requirements shall comply with  
20 applicable Articles of the UDO.

21 Site Development

22 Required Yards

1 Required yard setbacks shall be as follows in accordance with Article V of the  
2 UDO: Front yard – 20 feet, Side yard – 20 feet, Rear yard – 60 feet

3 Design Standards

4 The development shall comply with Suburban Design Standards in accordance  
5 with Article VII of the UDO, except as specifically modified by this Ordinance.

6 Access

7 Access shall be provided in accordance with the UDO.

8 Parking

9 Parking and loading shall be provided in accordance with Article XII of the UDO.

10 Signs

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

13 Landscaping

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

16 Geotechnical

17 A geotechnical study prepared by an Engineer licensed in the State of Missouri  
18 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes  
19 greater than 3:1.

20 Performance and Design Standards

21 Fire hazards

22 All flammable substances involved in any activity established in this

1 district shall be handled in conformance with the latest edition of the  
2 applicable local fire code published by the International Code Council and  
3 applicable codes and ordinances.

4 Noise

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

13 Sewage and other liquid waste

14 No operation shall be carried on which involves the discharge into a  
15 sewer, water course, or the ground of liquid wastes of any radioactive  
16 nature or liquid waste of a chemical nature which are detrimental to  
17 normal sewage plant operation or corrosive and damaging to sewer pipes  
18 and installations.

19 Air contaminants

20 No operation shall be carried on which involves air discharges in excess of  
21 air quality standards for Jefferson County and shall obtain any necessary  
22 permits from the Missouri Department of Natural Resources.

1 Stormwater

2 Land disturbance activities shall follow stormwater management best  
3 management practices to prevent and reduce the discharge of pollutants  
4 directly or indirectly into stormwater.

5 Odor

6 Odor-causing operations shall be controlled so as to reduce escape of  
7 odors to the minimum practical within the limits of reasonable technology  
8 and economics.

9 Hazardous materials

10 Operations involving the storage or use of hazardous materials in  
11 reportable quantities, as classified by the Environmental Protection  
12 Agency (EPA), shall obtain any necessary permits from the Fire District(s)  
13 and make improvements to the building and grounds required by the  
14 International Fire Code.

15 Departmental Conditions:

16 1) Pavement:

17 a) Access road (from state road to site): Street width shall provide 22' pavement  
18 within 28' ROW or easement. Street thickness shall provide 7" PCC/4" rock base  
19 (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base).

20 The existing access road is over 30' in width with adequate ditching/water control.

21 Testing shows pavement thickness which meets or exceeds UDO requirements. The street  
22 has several deteriorated slabs which must be removed and replaced.

- 1 2) Parking areas:
- 2 a) Parking areas with 5 or more required parking spaces must provide a paved
- 3 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C
- 4 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 5 b) Parking areas with 4 or less required parking spaces (and contractors storage
- 6 yards) must provide an 8" rock base minimum.
- 7 c) Fire/delivery/freight trucks lanes must be designed to support anticipated loads.
- 8 d) Drive aisles width (boc):
- 9 i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-
- 10 way).
- 11 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
- 12 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both
- 13 sides).
- 14 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one
- 15 side).
- 16 3) Detention:
- 17 a) Stormwater shall be detained and released at a rate not to exceed the release rate
- 18 from the site under the existing (pre-developed) conditions for the 2 and 100-year
- 19 storm events. Detention/retention basins must also contain an overflow structure
- 20 capable of passing a 100-year, 20-minute design storm.

- 1 b) Channel protection is required to treat the high-frequency, low-severity storm  
2 runoff events within the detention basins by metering it out slowly over 24-48  
3 hours.
- 4 c) No detention is required if:
- 5 i) Non-residential development has less than an additional 12,000sf of  
6 impervious area. However, low impact practices are required to mitigate the  
7 additional runoff created by the additional impervious coverage and no  
8 adverse impact may be created.
- 9 4) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
10 hydraulic calculations and drainage area map for each system.
- 11 5) Stream Buffers:
- 12 a) The Stormwater Division requires that stream buffers be maintained for stream  
13 orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County  
14 Stormwater Design Manual.
- 15 6) Floodplain:
- 16 a) The Building Division requires a Floodplain Development Permit for any grading  
17 or improvements within a known floodplain.
- 18 b) Submit calculations for culverts and bridges within the limits of the floodplain.
- 19 7) Grading:
- 20 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
21 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
22 slopes proposed steeper than 3:1 must be included in the report for slope stability.

1           Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
2 by changing the area where said real estate is located on the map with the marking  
3 “PI22071”.

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

6           Section 4.     If any part of this Ordinance is invalid for any reason, such  
7 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, VACANT	
Council Member District 3, Shannon Otto	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

First Reading: 12-27-2022

Second Reading: 01-09-2023

Third Reading: 01-09-2023



INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION NPI22072, A ZONE**  
2 **CHANGE FOR PARCEL NUMBER 18-1.0-11.0-0-000-013, FROM NON-**  
3 **PLANNED COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO NON-**  
4 **PLANNED INDUSTRIAL (NPI) ZONE DISTRICT LOCATED IN COUNCIL**  
5 **DISTRICT 5.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on December 15, 2022 on Application/Petition Number  
8 NPI22072 a request for a zone change from Non-Planned Community Commercial (CC2)  
9 zone district to Non-Planned Industrial (NPI) zone district on approximately 10.54 acres  
10 of the following described real estate located in Jefferson County, State of Missouri, to-  
11 wit: Parcel Number: 18-1.0-11.0-0-000-013; and

12           **WHEREAS**, the record of December 15, 2022, hearing and the recommendation  
13 of the Planning and Zoning Commission have been filed with the Jefferson County,  
14 Missouri, Council; and

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

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

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

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

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

8           Exhibit C, Staff Report and case file.

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

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

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

15           c.       The requested change in zoning is consistent with the intent stated  
16 for the Non-Planned Industrial (NPI) zone district.

17           d.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
18 district is consistent with the Official Master Plan for Jefferson County, Missouri.

19           e.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
20 district is not out of character with the neighborhood.

21           f.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
22 district is compatible with adjacent zoning and uses.

1           g.       The proposed rezoning to the Non-Planned Industrial (NPI) zone  
2           district would not negatively affect the character of the property and neighboring  
3           property.

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

6           Section 1.     Application Number: NPI22072, a request for a zone change from  
7           Non-Planned Community Commercial (CC2) zone district to Non-Planned Industrial  
8           (NPI) zone district on approximately 10.54 acres of the following described real estate  
9           located in Jefferson County, State of Missouri, to-wit: Parcel Number:18-1.0-11.0-0-000-  
10          013, is hereby approved.

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          “NPI22072”.

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, VACANT  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

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

\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

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

First Reading: 12-27-2022

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