

**JEFFERSON COUNTY, MISSOURI, 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 13, 2020 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 2020
- VIII. APPROVAL OF THE JOURNAL
 - A. Approval Of The December 23, 2019 Journal – Regular Meeting
 - B. Approval Of The January 6, 2019 Journal – Work Session
- IX. PUBLIC HEARING
 - A. Public Hearing On The Amended Petition For Vacation Of Easement Located In Imperial Animal Hospital Subdivision (Book 149, Page 11, Jefferson County Land Records) In Jefferson County, Missouri, Filed By MOJO II, LLC, And IAH Property, LLC. (See Introduction, Bill No. 20-0109) (*Department of the County Counselor, W. Yates*)
- X. REPORTS FROM COUNTY EXECUTIVE
- XI. RECONSIDERATION OF BILLS
- XII. CONSIDERATION OF VETOED BILLS
- XIII. CONSENT AGENDA
 - Bill No. 20-0101 - 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 Revised Rebid General Veterinarian Services 2020; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. (*Departments of County Services and Code Enforcement, E. Larson, Administrative Services and Contracts Division*)

(Consent Agenda, Continued)

Bill No. 20-0102 - An Ordinance Accepting And Approving An Extension Of The General Veterinarian Services 2019 Contract; And Authorizing The Jefferson County, Missouri, Executive To Execute The Extension Agreement And Any Other Necessary Documents On Behalf Of The County. *(Departments of County Services and Code Enforcement, E. Larson, Administrative Services and Contracts Division)*
of Public Administrator, S. Farmer, Administrative Services and Contracts Division)

Bill No. 20-0103 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Sheriff's Office K9 2019, Department Of The Sheriff. *(Departments of the Sheriff, D. Marshak, Administrative Services and Contracts Division)*

Bill No. 20-0104 - 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. *(Departments of the Sheriff, D. Marshak, Administrative Services and Contracts Division)*

Bill No. 20-0105 - 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 Or Qualifications For On-Call Electrical Services 2020; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Departments of Public Works, J. Jonas, Administrative Services and Contracts Division)*

XIV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XV. CONSIDERATION OF RESOLUTIONS

Resolution No. R20-0101 - 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, E. Larson)*

Resolution No. R20-0102 - A Resolution And Order Of The Jefferson County, Missouri, County Council Declaring Certain Property As Surplus And/Or Scrap And Providing The Authorization For The Disposal Of Said Property By The County Executive, And/Or Purchasing Agent Of The Jefferson County, Missouri, At The Best And Most Advantageous Terms To The County. *(Department of Administrative Services and Contracts Division)*

Resolution No. R20-0103 - A Resolution And Order Determining That Applicant Lazas Holdings, LLC, Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2017 And Approving The Payment Of Surplus To The Applicant. *(Department of the County Counselor, W. Yates)*

(Consideration of Resolutions, Continued)

Resolution No. R20-0104 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Real Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor, R. Boyer)*

Resolution No. R20-0105 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Personal Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor, R. Boyer)*

XVI. INTRODUCTION OF BILLS

Bill No. 20-0106 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Antire Valley Subdivision Homeowners' Association For The Public Maintenance Acceptance Of Brookside Drive, Creekside Drive, And Horseshoe Bend, Located In Council District 1. *(Department of Public Works, J. Jonas)*

Bill No. 20-0107 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Harmony Hills Subdivision Homeowners' Association For The Public Maintenance Acceptance Of Harmony Hills Drive, Harmony Ridge Drive, And Cord Circle, Located In Council District 3. *(Department of Public Works, J. Jonas)*

Bill No. 20-0108 - An Ordinance Approving Application PR219086 To Rezone A Parcel From Single-Family Residential (R40) Zone District To Planned Mixed Residential (PR2) Zone District And Approval Of A Development Plan For Country Trail Estates Located In Council District 7. *(Department of County Services and Code Enforcement, E. Larson)*

Bill No. 20-0109 - An Ordinance Vacating A Five-Foot Wide Utility Easement Created By The Imperial Animal Hospital Subdivision Plat, Book 149, Page 11, Of The Land Records Of Jefferson County, Missouri, Lying Outside The Limits Of Any Incorporated Town, Village Or City, Being In Council District 4, And In Lot 2 Of U.S. Survey 2028, Township 42 North, Range 6 East, Jefferson County, Missouri, And More Particularly At 6221 U.S. Highway 61-67, Imperial, Missouri 63052. *(Department of the County Counselor, W. Yates)*

XVII. PERFECTION OF BILLS

Bill No. 19-1244 - An Ordinance Approving Application PC19081, For A Revised Development Plan For Combs Boat & RV Storage Located In Council District 4. *(Department of County Services and Code Enforcement, E. Larson)*

Bill No. 19-1245 - An Ordinance Authorizing And Approving The Assessor's Assessment Maintenance Plan For The Years 2020 And 2021 As Submitted By The Assessor Of Jefferson County, Missouri, And As Required By The Revised Statutes Of Missouri. *(Department of the Assessor, R. Boyer)*

XVIII. FINAL PASSAGE OF BILLS

Bill No. 19-1042 - An Ordinance Authorizing An Amendment To The Jefferson County Code Of Ordinances, Chapter 240 Parks And Recreation, Article III, Section 240.080 Park Regulations To Amend Subsection “C” Operation Of Motor Vehicles Within County Parks And Add A New Subsection, To Be Lettered And Referred To As Subsection “T” Equine Regulations. *(Councilman District 1, B. Haskins)*

Bill No. 19-1244 - An Ordinance Approving Application PC19081, For A Revised Development Plan For Combs Boat & RV Storage Located In Council District 4. *(Department of County Services and Code Enforcement, E. Larson)*

Bill No. 19-1245 - An Ordinance Authorizing And Approving The Assessor’s Assessment Maintenance Plan For The Years 2020 And 2021 As Submitted By The Assessor Of Jefferson County, Missouri, And As Required By The Revised Statutes Of Missouri. *(Department of the Assessor, R. Boyer)*

XIX. OTHER MATTERS

A. Motion To Acknowledge Receipt Of The Jefferson County Treasurer’s Monthly Settlement And Financial Report For November, 2019 And To Place On File In The County Clerk’s Office. *(Department of the Treasurer, P. Wagner)*

B. Disposition Of PR219075 – Sugar Creek Apartments, District 1.

XX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

XXI. CLOSED SESSION

XXII. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Leah Smith from the office of the County Executive, Jefferson County, Missouri, PO Box 100, Hillsboro, Missouri 63050, 636-797-5400. The custodian of records contact for the County Council is Pat Schlette, 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.: 20-0101

ORDINANCE NO.: 20- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AWARDDING 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 REVISED REBID GENERAL VETERINARIAN SERVICES**
5 **2020; AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE**
6 **ANY 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	Revised Rebid General Veterinarian Services 2020
13	<u>NUMBER OF BIDS RECEIVED</u>
14	2
15	<u>DATE OF BID OPENING</u>
16	12-27-2019

17 **WHEREAS**, after reviewing the bids and proposals set forth above, the
18 Department of County Services and Code Enforcement, Division of Animal Control has
19 determined that certain bids and proposals represent the lowest and best bid for the

1 respective items or services and met the bid or proposal specifications issued by the
2 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 Arnold Animal Hospital, and Happy Tails
5 Animal Hospital DBA Animal House Veterinary Hospital for a term from the date of
6 approval to 12-31-2020 upon approval by the County Council and County Executive for
7 **up to \$25,000.00 per term, for total amount not to exceed \$25,000.00 for the term,**
8 subject to budgetary limitations.

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

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

14	<u>BID NAME</u>
15	Revised Rebid General Veterinarian Services 2020
16	<u>TERM</u>
17	Date of approval to 12-31-20
18	Upon approval by the County Council and County Executive
19	<u>AMOUNT</u>
20	Up to \$25,000.00 per term,
21	for total amount not to exceed \$25,000.00 for the term,
22	subject to budgetary limitations

1 AWARDED BIDDER

2 Arnold Animal Hospital (A1)

3 Happy Tails Animal Hospital DBA Animal House Veterinary Hospital (A2)

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

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

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

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

Council Member District 1, Brian Haskins _____
Council Member District 2, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groeteke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-13-2020

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE ACCEPTING AND APPROVING AN EXTENSION OF**
2 **THE GENERAL VETERINARIAN SERVICES 2019 CONTRACT; AND**
3 **AUTHORIZING THE JEFFERSON COUNTY, MISSOURI, EXECUTIVE TO**
4 **EXECUTE THE EXTENSION AGREEMENT AND ANY OTHER NECESSARY**
5 **DOCUMENTS ON BEHALF OF THE COUNTY.**

6 **WHEREAS**, The County Council enacted Ordinance 18-0404 which provided for
7 the General Veterinarian Services 2019 contract, with certain animal hospitals, namely:
8 Ivan Animal Hospital, Animal House Veterinary Hospital, and Arnold Animal Hospital;
9 and

10 **WHEREAS**, Thereafter, Jefferson County, Missouri, (hereafter, the “County”)
11 entered into a contract for General Veterinarian Services with those hospitals which
12 provided; and

13 **WHEREAS**, the Department of County Services & Code Enforcement requests a
14 one-month extension for the General Veterinarian Services 2019 contract with Ivan Animal
15 Hospital, Animal House Veterinary Hospital, and Arnold Animal Hospital; and

16 **WHEREAS**, the Department of County Services & Code Enforcement, Division
17 of Animal Control has requested the one-month extension to continue the current contract
18 for General Veterinarian Services 2019 until a new contract is in place; and

1 **WHEREAS**, Ivan Animal Hospital, Animal House Veterinary Hospital, and
2 Arnold Animal Hospital have agreed to a one-month extension for the General Veterinarian
3 Services 2019 contract; and

4 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
5 of the County to approve a one-month (1) contract extension with Ivan Animal Hospital,
6 Animal House Veterinary Hospital, and Arnold Animal Hospital from 1-1-2020 to 1-31-
7 2020 upon approval by the County Council and County Executive.

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

10 Section 1. The one (1) month contract extension with Ivan Animal Hospital,
11 Animal House Veterinary Hospital, and Arnold Animal Hospital from 1-1-2020 to 1-31-
12 2020 is approved.

13 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
14 County Executive to execute the extension agreements incorporated by Reference as
15 Exhibit “A1 to A3”. The County Executive is further authorized to take any and all actions
16 necessary to carry out the intent of this Ordinance. Unexecuted copies of the Extension
17 Agreements are attached hereto as Exhibit “A1 to A3” and incorporated herein, by
18 reference.

19 Section 3. Copies of all Extension Agreements, responses thereto, and any
20 contracts or agreements shall be maintained by the Department of the County Clerk
21 consistent with the rules and procedures for the maintenance and retention of records as
22 promulgated by the Secretary of State.

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

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-13-2020

BILL NO.: 20-0103

ORDINANCE NO.: 20- _____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**
2 **PRODUCTS AND SERVICES FOR SHERIFF’S OFFICE K9 2019, DEPARTMENT**
3 **OF THE SHERIFF.**

4 **WHEREAS**, Pursuant to Ordinance 19-0139 Jefferson County, Missouri entered
5 into a Contract, known as the Sheriff’s Office K9 2019 Contract, with Scent Evidence K9,
6 LLC; 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	Sheriff’s Office K9 2019
13	<u>AWARDED BIDDER</u>
14	Scent Evidence K9, LLC
15	<u>ORDINANCE NUMBER</u>
16	19-0139

17 **WHEREAS**, the Department of the Sheriff of Jefferson County, Missouri,
18 requested renewal from the awarded bidder, Scent Evidence K9, LLC to renew the contract
19 for the Sheriff’s Office K9 2019 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, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groeteke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-13-2020

BILL NO.: 20-0104

ORDINANCE NO.: 20- _____

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

13 **WHEREAS**, the TotalTrack Investigation System Service Package is the exclusive
14 proprietary property of LeadsOnline, LLC, and is protected under the United States
15 Copyright Act (17 U.S.C.), as well as by all applicable state and international copyright
16 laws, and by the Lanham Act (15 U.S.C. §§ 1051-1141n), and no other supplier has access
17 to this technology which has been developed over 17 years; and

18 **WHEREAS**, LeadsOnline, LLC, is also the sole source for almost a billion
19 transaction records from more than 26,000 business in all 50 states, including Missouri,

1 and provides law enforcement with investigative access across jurisdictional boundaries –
2 borders previously used to the advantage of criminals to escape detection by local
3 authorities; and

4 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is now necessary
5 and in the best interest of the County to again purchase the TotalTrack Investigation System
6 Service Package from LeadsOnline, LLC and execute an agreement with LeadsOnline,
7 LLC, for same for a (1) year from 2-15-2020 to 2-14-2021, for the total amount not to
8 exceed **\$8,497.00**, subject to budgetary limitations.

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

11 Section 1. The purchase of the TotalTrack Investigation System Service
12 Package from LeadsOnline, LLC, from 2-15-2020 to 2-14-2021, for the total amount not
13 to exceed **\$8,497.00**, subject to budgetary limitations, is approved.

14 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
15 County Executive to execute another agreement with LeadsOnline, LLC, on behalf of the
16 County, for a term of 2-15-2020 to 2-14-2021 upon the same terms and conditions as the
17 agreement attached to ordinance 17-0147 if necessary to effect the purchase. The County
18 Executive is further authorized to take any and all actions necessary to carry out the intent
19 of this Ordinance. A copy of the renewal invoice is attached hereto as Exhibit “A” and
20 incorporated herein, by reference.

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, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groetke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS

BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-13-2020

BILL NO.: 20-0105

ORDINANCE NO.: 20- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AWARING 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 OR QUALIFICATIONS FOR ON-CALL ELECTRICAL SERVICES**
5 **2020; AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE**
6 **ANY 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 or Qualifications issued by the
10 County, received bids and proposals for the following items or services:

11	<u>BID NAME</u>
12	On-Call Electrical Services 2020
13	<u>NUMBER OF BIDS RECEIVED</u>
14	2
15	<u>DATE OF BID OPENING</u>
16	11-19-2019

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

1 and proposals represent the 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 Desoto Ozark Electric Co. Inc., and
5 Reinhold Electric Inc. for a term of from date of approval to 12-31-2020 upon approval by
6 the County Council and County Executive for **up to \$75,000.00 per term, for total**
7 **amount not to exceed \$75,000.00 for the term**, subject to budgetary limitations.

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

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

13 BID NAME

14 On-Call Electrical Services 2020

15 TERM

16 Date of approval to 12-31-2020

17 with one (1) additional renewal option

18 Upon approval by the County Council and County Executive

19 AMOUNT

20 **Up to \$75,000.00 per term,**

21 **for total amount not to exceed \$75,000.00 for the term,**

22 subject to budgetary limitations

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AWARDED BIDDERS

DeSoto Ozark Electric Co. Inc. (A1)

Reinhold Electric, Inc. (A2)

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

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

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

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

Council Member District 1, Brian Haskins _____
Council Member District 2, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groeteke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-13-2020

RESOLUTION NO.: R20-0101

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**
4 **SERVICES AND CODE ENFORCEMENT, CODE ENFORCEMENT,**
5 **PLANNING, AND SOLID WASTE DIVISIONS IN ACCORDANCE WITH**
6 **THE STANDARDS FOR RETENTION, CONVERSION, AND DESTRUCTION**
7 **OF PUBLIC RECORDS AS PUBLISHED BY THE MISSOURI SECRETARY**
8 **OF STATE AND AS SET 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 Code Enforcement, Solid
18 Waste, and Planning Divisions, has reviewed files in its possession and has determined
19 that there are files that have exceeded the retention periods and schedules published and

1 mandated by the Missouri Secretary of State and no longer possess sufficient
2 administrative, legal, 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 paper records that have been converted to
5 microfilm for permanent storage and preservation consisting of building permit files from
6 2016, and certain non-permanent paper records that have satisfied the retention periods
7 and schedules published and mandated by the Missouri Secretary of State, said records
8 consisting of Closed Code Enforcement, Planning and Zoning, and Solid Waste violation
9 files from 2014.

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

12 Section 1. The Jefferson County, Missouri, Department of County Services
13 and Code Enforcement, Code Enforcement Division, is authorized to dispose of and
14 destroy the paper records identified in Exhibit “A”, a copy of which is attached hereto,
15 consisting of building permit files from 2016 that have been converted to microfilm in
16 accordance with the standards adopted by the Missouri Secretary of State.

17 Section 2. The Jefferson County, Missouri, Department of County Services
18 and Code Enforcement, Code Enforcement Division, is authorized to dispose of and
19 destroy the non-permanent paper records identified in Exhibit “B”, a copy of which is
20 attached hereto, consisting of Closed Code Enforcement violation files from 2014, that
21 have exceeded the retention periods and schedules published and mandated by the
22 Missouri Secretary of 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 2014, that have
5 exceeded the retention periods and schedules published and mandated by the Missouri
6 Secretary of State.

7 Section 4. The Jefferson County, Missouri, Department of County Services
8 and Code Enforcement, Solid Waste Division, is authorized to dispose of and destroy the
9 non-permanent paper records identified in Exhibit “D”, a copy of which is attached
10 hereto, consisting of Closed Solid Waste violation files from 2014, that have exceeded
11 the retention periods and schedules published and mandated by the Missouri Secretary of
12 State.

13 Section 5. The Department of County Services and Code Enforcement is
14 authorized to destroy the paper copies of the records identified in Exhibit “A”, said
15 records having been converted to microfilm for permanent storage and preservation.

16 Section 6. The records identified in Exhibits “B”, “C”, and “D” no longer
17 possess sufficient administrative, legal, historical, or fiscal value to warrant their future
18 keeping and shall therefore be destroyed by the Jefferson County, Missouri, Department
19 of County Services and Code Enforcement.

20 Section 7. This Resolution shall be in full force and effect from and after its
21 date of approval. If any part of this Resolution is invalid for any reason, such invalidity
22 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, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, James Terry _____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS ____ DAY OF
_____, 2020, WAS:**

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

_____, County Council Chair

Pat Schlette, Council Executive Assistant

Reading Date: 01-13-2020

RESOLUTION NO.: R20-0102

INTRODUCED BY: COUNCIL MEMBER(S) _____

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

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

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

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

16 **ONE (1) PERSONAL PA SYSTEM WILLIAM SOUND (sn: NO**
17 **IDENTIFYING NUMBER)**

18 **THREE (3) PLAQUES (sn: NO IDENTIFYING NUMBER)**

1 ONE HUNDRED EIGHTY-THREE (183) MEDALS (sn: NO IDENTIFYING
2 NUMBER)

3 THREE HUNDRED TWENTY-EIGHT (328) DRAPES (sn: NO IDENTIFYING
4 NUMBER)

5 ONE (1) STEEL CHAIN (sn: NO IDENTIFYING NUMBER)

6 ONE (1) HP DESKJET 6540 PRINTER (sn: MY4CG4R07G)

7 ONE (1) TOSHIBA TECRA A11-S3522 LAPTOP (sn: 2B100802H)

8 ONE (1) HP PROBOOK 4510S (sn: CNU0241D5T)

9 ONE (1) HP LASERJET 4250 PRINTER (COUNTY TAG: 14365)

10 TWO (2) PRINCETON 17" MONITORS (sn: JCCD2600839, JCCD4202544)

11 ONE (1) PRINCETON VL1712 MONITOR (sn: B7YZ356005U)

12 ONE (1) DELL LATITUDE E6540 (sn: 9JF4J12)

13 ONE (1) DELL LATITUDE E6520 (sn: 3J7KFS1)

14 TWO (2) DELL LATITUDE E5520 LAPTOPS (sn: 9WBTLQ1, 3N1Y5S1)

15 ONE (1) DELL 17" MONITOR (sn: CN0U072N641800BU0W8U)

16 ONE (1) HP OFFICEJET PRO 8620 E-ALL-IN-ONE (sn: CN55DFK0WF)

17 ONE (1) DELL PRECISION T3400 (sn: D4HNMF1)

18 TWO (2) DELL INSPIRON 9400 LAPTOP (sn: DQKV2D1, 3QKMKC1)

19 ONE (1) HP LASERJET 1012 PRINTER (sn: CNFB728405)

20 ONE (1) TOSHIBA TERCRA A11-S3522 (sn: 2B100797H)

21 FIVE (5) DELL LATITUDE E6530 LAPTOPS (sn: 2193, 5MRQ7W1,
22 8L3TXW1, BT3TXW1, CVGYKV1)

1 FOUR (4) DELL LATITUDE E5540 LAPTOPS (sn: GQZPK32, DNBSK32,
2 F2Z4P12, JJ1QM32)
3 ONE (1) BODY SCANNER (COUNTY TAG: 01050)
4 ONE (1) PURSE SCANNER (COUNTY TAG: 11428)
5 ONE (1) DELL OPTIPLEX GX745 (sn: 1Q56LC1)
6 THREE (3) DELL OPTIPLEX GX960 (sn: 70668J1, 50668J1, 40668J1)
7 NINE (9) DELL OPTIPLEX GX780 (sn: 7NT94M1, GZGL3M1, GWNB4M1,
8 9GMZCP1, CHSM6M1, HWPGFN1, 3880WN1, H08V9P1, 9GRXCP1, 9GNXCP1)
9 FIVE (5) DELL OPTIPLEX 7010 I5 (sn: DZ8W9Z1, 569WJ02, 770JFZ1,
10 29MW9Z1, 76ZJFZ1)
11 THREE (3) DELL OPTIPLEX GX520 (sn: HR6D581, 1PGRP81, 2R99C91)
12 FOUR (4) DELL OPTIPLEX GX755 (sn: 890HKF1, B0HKF1, 9RFHHF1,
13 B3XGDG1)
14 ONE (1) DELL OPTIPLEX 330 (sn: DSTWMH1)
15 SIXTEEN (16) DELL OPTIPLEX 790 (sn: 2TS2JQ1, 1ZYPVR1, 5LY5MS1,
16 BV6NM21, BV6PMS1, BV7MMS1, BV4RMS1, BV7NMS1, 5LR0MS1, BV3NMS1,
17 5LX5MS1, BV6TMS1, BV4QMS1, BV5TMS1, 5XL4MS1, 5LX3MS1)
18 ONE (1) DELL OPTIPLEX GX780 DUO2 (sn: 8D01KN1)
19 THREE (3) DELL OPTIPLEX GX790 I5 (sn: 9G181R1, GXPJMS1, 30KH8V1)
20 ONE (1) DELL OPTIPLEX 9020 I5 (sn: 934MY12)
21 TWO (2) DELL OPTIPLEX GX760 (sn: BCZCK1, 9CZCVK1)
22 ONE (1) DELL OPTIPLEX 7010 I5 (sn: 3WL5L02)

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

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

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

8 ONE (1) PERSONAL PA SYSTEM WILLIAM SOUND (sn: NO
9 IDENTIFYING NUMBER)

10 THREE (3) PLAQUES (sn: NO IDENTIFYING NUMBER)

11 ONE HUNDRED EIGHTY-THREE (183) MEDALS (sn: NO IDENTIFYING
12 NUMBER)

13 THREE HUNDRED TWENTY-EIGHT (328) DRAPES (sn: NO IDENTIFYING
14 NUMBER)

15 ONE (1) STEEL CHAIN (sn: NO IDENTIFYING NUMBER)

16 ONE (1) HP DESKJET 6540 PRINTER (sn: MY4CG4R07G)

17 ONE (1) TOSHIBA TECRA A11-S3522 LAPTOP (sn: 2B100802H)

18 ONE (1) HP PROBOOK 4510S (sn: CNU0241D5T)

19 ONE (1) HP LASERJET 4250 PRINTER (COUNTY TAG: 14365)

20 TWO (2) PRINCETON 17" MONITORS (sn: JCCD2600839, JCCD4202544)

21 ONE (1) PRINCETON VL1712 MONITOR (sn: B7YZ356005U)

22 ONE (1) DELL LATITUDE E6540 (sn: 9JF4J12)

1 ONE (1) DELL LATITUDE E6520 (sn: 3J7KFS1)
2 TWO (2) DELL LATITUDE E5520 LAPTOPS (sn: 9WBTLQ1, 3N1Y5S1)
3 ONE (1) DELL 17" MONITOR (sn: CN0U072N641800BU0W8U)
4 ONE (1) HP OFFICEJET PRO 8620 E-ALL-IN-ONE (sn: CN55DFK0WF)
5 ONE (1) DELL PRECISION T3400 (sn: D4HNMF1)
6 TWO (2) DELL INSPIRON 9400 LAPTOP (sn: DQKV2D1, 3QKMKC1)
7 ONE (1) HP LASERJET 1012 PRINTER (sn: CNFB728405)
8 ONE (1) TOSHIBA TERCRA A11-S3522 (sn: 2B100797H)
9 FIVE (5) DELL LATITUDE E6530 LAPTOPS (sn: 2193, 5MRQ7W1,
10 8L3TXW1, BT3TXW1, CVGYKV1)
11 FOUR (4) DELL LATITUDE E5540 LAPTOPS (sn: GQZPK32, DNBSK32,
12 F2Z4P12, JJ1QM32)
13 ONE (1) BODY SCANNER (COUNTY TAG: 01050)
14 ONE (1) PURSE SCANNER (COUNTY TAG: 11428)
15 ONE (1) DELL OPTIPLEX GX745 (sn: 1Q56LC1)
16 THREE (3) DELL OPTIPLEX GX960 (sn: 70668J1, 50668J1, 40668J1)
17 NINE (9) DELL OPTIPLEX GX780 (sn: 7NT94M1, GZGL3M1, GWNB4M1,
18 9GMZCP1, CHSM6M1, HWPGFN1, 3880WN1, H08V9P1, 9GRXCP1, 9GNXCP1)
19 FIVE (5) DELL OPTIPLEX 7010 I5 (sn: DZ8W9Z1, 569WJ02, 770JFZ1,
20 29MW9Z1, 76ZJFZ1)
21 THREE (3) DELL OPTIPLEX GX520 (sn: HR6D581, 1PGRP81, 2R99C91)

1 FOUR (4) DELL OPTIPLEX GX755 (sn: 890HKF1, B0HKF1, 9RFHHF1,
2 B3XGDG1)

3 ONE (1) DELL OPTIPLEX 330 (sn: DSTWMH1)

4 SIXTEEN (16) DELL OPTIPLEX 790 (sn: 2TS2JQ1, 1ZYPVR1, 5LY5MS1,
5 BV6NM21, BV6PMS1, BV7MMS1, BV4RMS1, BV7NMS1, 5LR0MS1, BV3NMS1,
6 5LX5MS1, BV6TMS1, BV4QMS1, BV5TMS1, 5XL4MS1, 5LX3MS1)

7 ONE (1) DELL OPTIPLEX GX780 DUO2 (sn: 8D01KN1)

8 THREE (3) DELL OPTIPLEX GX790 I5 (sn: 9G181R1, GXPJMS1, 30KH8V1)

9 ONE (1) DELL OPTIPLEX 9020 I5 (sn: 934MY12)

10 TWO (2) DELL OPTIPLEX GX760 (sn: BCZCK1, 9CZCVK1)

11 ONE (1) DELL OPTIPLEX 7010 I5 (sn: 3WL5L02)

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

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

21 Section 4. If any part of this Resolution is found to be invalid for any reason,
22 such 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, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groetke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS ____ DAY OF
_____, 2020, WAS:**

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

_____, County Council Chair

Pat Schlette, Council Executive Assistant

Reading Date: 01-13-2020

RESOLUTION NO.: R20-0103

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **A RESOLUTION AND ORDER DETERMINING THAT APPLICANT**
2 **LAZAS HOLDINGS, LLC, IS ENTITLED TO THE SURPLUS PAID AT THE**
3 **COLLECTOR’S DELINQUENT TAX SALE IN 2017 AND APPROVING THE**
4 **PAYMENT OF SURPLUS TO THE APPLICANT.**

5 **WHEREAS**, at the August 28, 2017, Delinquent Tax Sale, the Jefferson County
6 Collector of Revenue did sell, for non-payment of taxes, the real property having a physical
7 address of 9662 Sandy Valley Road, Hillsboro, Missouri, and a parcel number of 11-4.0-
8 19.0-0-000-027 (hereinafter the “Property”); and

9 **WHEREAS**, at the time of the sale, the publicly recorded owners of the Property
10 were John and Soona Turpin (hereinafter sometimes “the Turpins”); and

11 **WHEREAS**, at said sale, one James Aselman was the purchaser being the high
12 bidder at \$42,000.00, with such amount representing a surplus of \$32,625.62; and

13 **WHEREAS**, at the time of the sale, First Franklin Mortgage Loan Trust, was the
14 holder of liens against the Property in the form of two Deeds of Trust; and

15 **WHEREAS**, a short time after the August 28, 2017, tax sale purchase by Mr.
16 Aselman, First Franklin Mortgage Loan Trust did redeem the Property by paying an amount
17 equal to the \$42,000.00 bid, plus some administrative fees, via cashier’s check, to the
18 Jefferson County Collector of Revenue; and

1 **WHEREAS**, although the redemption, by the lienholder, made Mr. Aselman whole,
2 and terminated his interest in the property, the \$32,625.62 surplus from the 2017 Tax Sale
3 remains with the Jefferson County Treasurer; and

4 **WHEREAS**, in the year 2017, when the above-referenced events were taking place,
5 Section 140.230, RSMo., provided that when there is a surplus, a county’s treasurer is
6 directed to “place such moneys in the county treasury to be held for the use and benefit of
7 the person entitled to such moneys or to the credit of the school fund of the county, to be
8 held in trust for the term of three years for the publicly recorded owner or owners of the
9 property sold at the time of the delinquent land tax auction or their legal representatives[;]”

10 **WHEREAS**, Section 140.230, RSMo., was subsequently amended to provide that
11 when there is a surplus, a county’s treasurer is directed to “place such moneys in the county
12 treasury to be held for the use and benefit of the person entitled to such moneys or to the
13 credit of the school fund of the county, to be held in trust for the lesser of a term of three
14 years or ninety days following the expiration of the redemption period for the lienholders of
15 record or for the publicly recorded owner or owners of the property sold at the time of the
16 delinquent land tax auction or their legal representatives. The surplus shall be first distributed
17 to the former lienholders of record, by priority of the former liens, if any, then to the former
18 owner or owners of the property. Lien priority shall be set as of the date of the tax sale. No
19 surplus funds shall be distributed to any party claiming entitlement to such funds, other than
20 as part of the redemption process, until ninety days have passed after the period of
21 redemption has expired[;]” and

22 **WHEREAS**, further pursuant to section 140.230, RSMo., at the end of the three
23 years, if any funds have not been distributed or called for as part of a redemption or

1 collector’s deed issuance, then such finds shall become a part of the permanent school fund
2 of the county; and

3 **WHEREAS**, in October 2019, a company known as Lazas Holdings, LLC, did apply
4 to the Jefferson County Collector, for the surplus, on behalf of the Turpins as their attorney-
5 in-fact for such purpose; and

6 **WHEREAS**, a copy of the application from Lazas Holdings, LLC, is attached hereto
7 as Exhibit B; copies of letters from John and Soona Turpin to the Department of the County
8 Collector informing the Collector that the author had contracted with Lazas Holdings, LLC,
9 are attached hereto as Exhibits C and D; copies of documents styled “Limited Power of
10 Attorney[,]” signed by John and Soona Turpin, and purporting to make Lazas Holdings,
11 LLC, the attorney-in-fact for the Turpins for purposes of applying for the surplus, are
12 attached hereto as Exhibits E and F; and

13 **WHEREAS**, had Exhibit B been tendered to the County Collector prior to the
14 General Assembly’s changes to Section 140.230, RSMo., the Turpins, through their
15 attorney-in-fact, Lazas Holdings, LLC, would have been entitled to the surplus; however,
16 the changes to Section 140.230, RSMo., provide that the surplus is held for “the lienholders
17 of record or for the publicly recorded owner or owners of the property sold at the time of the
18 delinquent land tax auction or their legal representatives[,]” and that “[t]he surplus shall be
19 first distributed to the former lienholders of record, by priority of the former liens, if any,
20 then to the former owner or owners of the property[;]” and

21 **WHEREAS**, accordingly, the County Counselor’s Office did contact the attorney
22 for First Franklin Mortgage Loan Trust, Milsap & Singer, LLC, inquiring as to their client’s

1 position regarding the surplus; a copy of the initial letter sent to Milsap & Singer is attached
2 hereto as Exhibit G; and

3 **WHEREAS**, Milsap & Singer responded that their client is “not making a claim to
4 the funds...” and that they can be disbursed “to any other entitled parties[;]” a copy of this
5 response is attached as Exhibit H; and

6 **WHEREAS**, the application, by Lazas Holdings, LLC, was made prior to the end of
7 the three-year period described in the last sentence of Subsection 2 of Section 140.230,
8 RSMo.

9 **NOW, THEREFORE, THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
10 **RESOLVES:**

11 Section 1: In light of the waiver mentioned in Exhibit H, the County Council
12 finds that John and Soona Turpin are entitled to the amount of \$32,625.62 for surplus paid
13 at the August 28, 2017, Collector’s Delinquent Tax Sale.

14 Section 2: The County Council finds that Lazas Holdings, LLC, is the attorney-
15 in-fact for John and Soona Turpin for the purpose of claiming the surplus on their behalf.

16 Section 3: The Treasurer of Jefferson County, Missouri, is ordered to make
17 payment of said surplus to Lazas Holdings, LLC.

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

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

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

Council Member District 1, Brian Haskins _____
Council Member District 2, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groeteke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS ____DAY OF _____, 2020, WAS:

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

_____, County Council Chair

Pat Schlette, Council Executive Assistant

Reading Date: 01-13-2020

RESOLUTION NO.: R20-0104

INTRODUCED BY: COUNCIL MEMBER (s) _____

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

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

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

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

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

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

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

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

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

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

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

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

21

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

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS _____
DAY OF _____ 2020, WAS:**

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

_____, County Council Chair

Pat Schlette, Council Executive Assistant

Reading Date: 01-13-2020

RESOLUTION NO.: R20-0105

INTRODUCED BY: COUNCIL MEMBER (s) _____

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

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

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

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

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

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

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

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

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

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

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

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

21

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

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS _____
DAY OF _____ 2020, WAS:**

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

_____, County Council Chair

Pat Schlette, Council Executive Assistant

Reading Date: 01-13-2010

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE ANTIRE VALLEY**
4 **SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE PUBLIC**
5 **MAINTENANCE ACCEPTANCE OF BROOKSIDE DRIVE, CREEKSIDE**
6 **DRIVE, AND HORSESHOE BEND, LOCATED IN COUNCIL DISTRICT 1.**

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

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

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

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

1 **WHEREAS**, the Antire Valley Subdivision Homeowners’ Association has
2 submitted a request for public maintenance acceptance review to the Public Works
3 Department for the streets: Brookside Drive; Creekside Drive; and Horseshoe Bend; and,

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

7 **WHEREAS**, the Public Works Director recommends public maintenance
8 acceptance of the aforementioned subdivision streets under the terms and conditions of
9 the subdivision street maintenance agreement; and,

10 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
11 interest of the County to enter into a subdivision street maintenance agreement with the
12 Antire Valley Subdivision Homeowners’ Association for the public maintenance
13 acceptance of Brookside Drive; Creekside Drive; and Horseshoe Bend. A copy of said
14 agreement is attached hereto as Exhibit A.

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

17 Section 1: Jefferson County shall execute the subdivision street maintenance
18 agreement with the Antire Valley Subdivision Homeowners’ Association for the public
19 maintenance acceptance of Brookside Drive; Creekside Drive; and Horseshoe Bend.

20 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
21 County Executive to execute the agreement set forth in this Ordinance. A copy of said

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

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

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

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

Council Member District 1, Brian Haskins _____
Council Member District 2, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groetke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____ County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 01-13-2020

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE HARMONY HILLS**
4 **SUBDIVISION HOMEOWNERS’ ASSOCIATION FOR THE PUBLIC**
5 **MAINTENANCE ACCEPTANCE OF HARMONY HILLS DRIVE, HARMONY**
6 **RIDGE DRIVE, AND CORD CIRCLE, LOCATED IN COUNCIL DISTRICT 3.**

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

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

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

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

1 **WHEREAS**, the Harmony Hills Subdivision Homeowners' Association has
2 submitted a request for public maintenance acceptance review to the Public Works
3 Department for the streets: Harmony Hills Drive; Harmony Ridge Drive; and Cord
4 Circle,

5 **WHEREAS**, the Public Works Department has determined that the request meets
6 or exceeds the performance rating criteria for street acceptance, provided the subdivision
7 participate in a one-time \$14,000.00 cost-share for needed improvements; and,

8 **WHEREAS**, the Public Works Department has determined that the needed
9 improvements that necessitate the cost-share requirement include applying a crack sealer
10 to all concrete or asphalt street pavement fractures of a quarter-inch or wider and
11 applying an emulsified asphalt sealer to all asphalt street pavement surfaces; and,

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

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

17 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
18 interest of the County to enter into a subdivision street maintenance agreement with the
19 Harmony Hills Subdivision Homeowners' Association for the public maintenance
20 acceptance of Harmony Hills Drive; Harmony Ridge Drive; and Cord Circle . A copy of
21 said agreement is attached hereto as Exhibit A.

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

3 Section 1: Jefferson County shall execute the subdivision street maintenance
4 agreement with the Harmony Hills Subdivision Homeowners' Association for the public
5 maintenance acceptance of Harmony Hills Drive; Harmony Ridge Drive; and Cord
6 Circle.

7 Section 2: Jefferson County, Missouri shall begin maintenance of said streets
8 within one hundred eighty (180) days of the enactment of this ordinance provided that the
9 Trustees provide the County with the one-time \$14,000.00 cost-share for necessary
10 improvements within that one hundred eighty (180) day time frame.

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

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

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

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

Council Member District 1, Brian Haskins _____
Council Member District 2, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groeteke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 01-13-2020

Second Reading:

Third Reading:

BILL NO.: 20-0108

ORDINANCE NO.: 20-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE APPROVING APPLICATION PR219086 TO REZONE**
2 **A PARCEL FROM SINGLE-FAMILY RESIDENTIAL (R40) ZONE DISTRICT**
3 **TO PLANNED MIXED RESIDENTIAL (PR2) ZONE DISTRICT AND**
4 **APPROVAL OF A DEVELOPMENT PLAN FOR COUNTRY TRAIL ESTATES**
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 12, 2019 on Application/Petition Number
8 PR219086, for the rezoning of 0.57 acres, from Single-Family Residential (R40) zone
9 district to Planned Mixed Residential (PR2) zone district and development plan approval
10 for Country Trail Estates on the following described real estate located in Jefferson
11 County, State of Missouri, to-wit: Parcel Number: 08-4.0-19.0-0-000-005; and

12 **WHEREAS**, the record of the December 12, 2019 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 recommending approval of the application, development
20 plan, and the case file for this Application;

1 f. The requested development plan, as modified and conditioned 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 modified and conditioned 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 Chapter 400, Sections 400.2530, 400.2560
14 (A)(3)(c), and 400.4100(5)(a) as depicted on the development plan, and as
15 conditioned by this Ordinance, are in the best interest of the County in that the
16 modifications incorporate sound planning principles and design elements that are
17 compatible with surrounding properties and are consistent throughout the
18 proposed project.

19 j. The modifications to Chapter 400, Sections 400.2530, 400.2560
20 (A)(3)(c), and 400.4100(5)(a) as depicted on the development plan, and as
21 conditioned by this Ordinance, are in the best interest of the County in that the
22 modifications further 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: PR219086 is approved for the rezoning of
4 0.57 acres, from Single-Family Residential (R40) zone district to Planned Mixed
5 Residential (PR2) zone district and development plan approval for Country Trail Estates
6 on the following described real estate, to-wit: Parcel Number: 08-4.0-19.0-0-000-005
7 subject to the following: approval of the modifications to the Code of Ordinances of
8 Jefferson County, Unified Development Order Article VII, Section 400.2530, Article XII
9 Section 400.2560 (A)(3)(c), and Article VII, Section 400.4100(5)(a); and departmental
10 comments:

11 **Modifications**

- 12 1. Approval of the requested modification from, Article VII, Section 400.2530 and
13 Article XII Section 400.2560 (A)(3)(c) – required entrance pavement thickness
14 2. Approval of the requested modification from, Article VII, Section 400.4100(5)(a)
15 – Requirements for the design and approval of parking lots

16 **Departmental Comments:**

- 17 1. A Site Development Plan shall be submitted to the Jefferson County Planning
18 Division in accordance with the Unified Development Order of Jefferson County.
19 2. The project is on two parcels. A boundary line adjustment is required.
20 3. Stormwater/detention
21 a. Low impact practices are required for the additional mobile home
22 4. A stop sign is required at the intersection with the County Road.

1 5. A street light is required at the intersection with the County Road.

2 Section 2. The zoning map of Jefferson County, Missouri shall be amended
3 by changing the area where said real estate is located on the map with the marking
4 “PR219086”.

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

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

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS ___ DAY OF _____, 2020:

___ PASSED ___ FAILED

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS ___ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ___ DAY OF _____, 2020.

THIS BILL WAS ___ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ___ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri,
Executive

ATTEST:

Kenneth B. Waller, County Clerk

By _____
Deputy Clerk

First Reading: 01-13-2020

Second Reading:

Third Reading:

BILL NO.: 20-0109

ORDINANCE NO.: 20-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE VACATING A FIVE-FOOT WIDE UTILITY**
2 **EASEMENT CREATED BY THE IMPERIAL ANIMAL HOSPITAL**
3 **SUBDIVISION PLAT, BOOK 149, PAGE 11, OF THE LAND RECORDS OF**
4 **JEFFERSON COUNTY, MISSOURI, LYING OUTSIDE THE LIMITS OF ANY**
5 **INCORPORATED TOWN, VILLAGE OR CITY, BEING IN COUNCIL**
6 **DISTRICT 4, AND IN LOT 2 OF U.S. SURVEY 2028, TOWNSHIP 42 NORTH,**
7 **RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI, AND MORE**
8 **PARTICULARLY AT 6221 U.S. HIGHWAY 61-67, IMPERIAL, MISSOURI**
9 **63052.**

10 **WHEREAS**, on August 1, 1996, the Imperial Animal Hospital Subdivision plat
11 (hereinafter sometimes “Hospital Plat”) was recorded in book 149, page 11 of the
12 Jefferson County, Missouri land records and consists of a minor subdivision of property
13 situated in Lot 2 of U.S. Survey 2028, Township 42 North, Range 6 East in Jefferson
14 County, Missouri; and

15 **WHEREAS**, the Hospital Plat establishes a 5-foot wide easement on the southern
16 boundary of lot 1 of the Hospital Plat (hereinafter sometimes “the Easement”); and

17 **WHEREAS**, the Easement is dedicated to all utilities, corporations, and
18 governmental entities providing utility services to this development; and

19 **WHEREAS**, MOJO II, LLC, (“MOJO”) and IAH Real Property, LLC, (“IAH”)
20 have filed a Petition (styled “Amended Petition for Vacation of Easement Located in

1 Imperial Animal Hospital Subdivision in Jefferson County, Missouri,") with the County
2 Council of Jefferson County, Missouri, requesting that the Easement be vacated; and

3 **WHEREAS**, a copy of the Petition along with its exhibits is attached hereto as
4 Exhibit 1; and

5 **WHEREAS**, the Petition, attached hereto as Exhibit 1, has numerous exhibits,
6 and the first of those Exhibits is Exhibit A, which is a sealed, land surveyor depiction of
7 the Easement to be vacated, showing the same as a hatched area; and

8 **WHEREAS**, MOJO avers that it is the owner of Lot 1 of the Hospital
9 Subdivision; and

10 **WHEREAS**, IAH avers that it is the owner of the adjacent parcel of land known
11 as Lot 2-A of Windsor Park Subdivision No. 3, a subdivision recorded in plat book 242,
12 page 15 of the Jefferson County Land Records.

13 **WHEREAS**, MOJO and IAH seek the vacation of the Easement; and

14 **WHEREAS**, numerous utility providers including CenturyTel of Missouri, LLC,
15 Charter Communications Entertainment, LLC, and Union Electric Company d/b/a
16 Ameren Missouri were notified of the proposed vacation, and have filed releases of the
17 Easement which are attached as part of the exhibits to Exhibit 1; and

18 **WHEREAS**, in addition to the utility providers mentioned above, the attorney for
19 Petitioners did notify the Consolidated Public Water Supply District C-1, of the proposed
20 vacation, a copy of said notice is attached hereto as Exhibit 2; and

21 **WHEREAS**, Petitioners, through legal counsel, did cause notice to be published
22 in the *Jefferson County Leader* of a hearing to be held, in front of the Jefferson County,

1 Missouri, County Council, at 6:30, p.m., on January 13th, 2020, in the Assembly Room
2 729 Maple Street, Hillsboro, Missouri; and

3 **WHEREAS**, a copy of the proof of publication of the notice, from the publisher
4 of the *Jefferson County Leader*, is attached hereto as Exhibit 3; and

5 **WHEREAS**, in accordance with the notice, the matter came on for hearing before
6 the Jefferson County, Missouri, County Council, at the regular County Council meeting
7 commencing at 6:30, p.m., on January 13, 2020 in the Assembly Room at 729 Maple
8 Street, Hillsboro, Missouri; and

9 **WHEREAS**, the Council finds that the Petition was duly filed on December 2,
10 2019 by the law firm of Carmody MacDonald, P.C. (counsel for the Petitioners); and

11 **WHEREAS**, the Council finds that the above-referenced notice of the proposed
12 vacation that was published in the *Jefferson County Leader* was published in accordance
13 with Section 71.270, RSMo.; and

14 **WHEREAS**, the Council finds that utility providers, that provide services in the
15 area of the Road Easement sought to be vacated, were notified in accordance with
16 Section 71.270, RSMo.; and

17 **WHEREAS**, the ordaining legislation with the said Petition attached thereto was
18 read for the first time, by title, and in open session of the County Council on January 13.
19 2020, at the regularly scheduled meeting of the Council at 6:30 p.m., in accordance with
20 the Council Rules, the Home Rule Charter of Jefferson County (“Charter”) and was read
21 thereafter two additional times, as well as in accordance with the Charter and Section
22 71.270 RSMo., and prior to full passage by the Council; and,

1 **WHEREAS**, the Council further finds that no cause has been shown to the
2 Council why the vacation of the Easement should not be ordered.

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

5 Section 1. Having considered the Petition on behalf of the Petitioners, the
6 Jefferson County, Missouri, County Council orders, adjudges, and decrees that the
7 Easement as described herein, and shown on the Hospital Plat and shown as a hatched
8 area on Exhibit A to Exhibit 1 to this Ordinance shall be and is hereby ordered vacated.

9 Section 2. This ordinance to vacate shall be filed with the Office of the
10 County Recorder of Deeds at the cost of the Petitioners.

11 Section 3. 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, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groeteke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS ___ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 01-13-2020

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1 **AN ORDINANCE APPROVING APPLICATION PC19081, FOR A**
2 **REVISED DEVELOPMENT PLAN FOR COMBS BOAT & RV STORAGE**
3 **LOCATED IN COUNCIL DISTRICT 4.**

4 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
5 Jefferson County, Missouri on November 14, 2019 on Application/Petition Number
6 PC19081 on the following described real estate located in Jefferson County, State of
7 Missouri, to-wit: Parcel Numbers: 09-3.0-08.0-3-002-003, 09-3.0-08.0-3-002-004, and
8 09-3.0-08.0-3-002-005, for a revised development plan for Combs Boat & RV Storage;
9 and

10 **WHEREAS**, the record of November 14, 2019 hearing and the recommendation
11 of the Planning and Zoning Commission have been filed with the Jefferson County,
12 Missouri, Council; and

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

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

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

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

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

6 Exhibit C, Staff Report and case file; and

7 Exhibit D, Information on Proposed Pavement Type.

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

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

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

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

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

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

5 i. The modification to Section 400.4100 to substitute Truegrid gravel
6 in substitution of paved surface, as depicted in the development plan, and as
7 conditioned by this Ordinance, is in the best interest of the County in that the
8 modification incorporates sound planning principles and design elements that are
9 compatible with surrounding properties and are consistent throughout the
10 proposed project.

11 j. The modifications to Section 400.4740 regarding reduction of the
12 required buffers to 10 feet along the eastern boundary line, 10 feet along the
13 western boundary line, and 0 feet along internal boundary lines as depicted in the
14 development plan, and as conditioned by this Ordinance, are in the best interest of
15 the County in that the modifications further the stated goals and intent of the
16 UDO.

17 k. The modification to Section 400.4650.A regarding street frontage
18 landscaping along the eastern boundary line as depicted in the development plan,
19 and as conditioned by this Ordinance, is in the best interest of the County in that
20 the modification furthers the stated goals and intent of the UDO.

21 l. The modification to Section 400.4690 regarding relief from
22 landscaping islands within the parking lot as depicted in the development plan,

1 and as conditioned by this Ordinance, is in the best interest of the County in that
2 the modification incorporates sound planning principles and design elements that
3 are compatible with surrounding properties and are consistent throughout the
4 proposed project.

5 m. The modifications to Section 400.4750 regarding relief from
6 screening requirements on the north, south, and eastern property lines as depicted
7 in the development plan, and as conditioned by this Ordinance, are in the best
8 interest of the County in that the modifications further the stated goals and intent
9 of the UDO.

10 n. The modifications to Section 400.5560.C regarding relief from the
11 required stormwater detention as depicted in the development plan, and as
12 conditioned by this Ordinance, are in the best interest of the County in that the
13 modifications further the stated goals and intent of the UDO.

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

16 Section 1. Application Number: PC19081 for the real estate described as
17 Parcel Numbers 09-3.0-08.0-3-002-003, 09-3.0-08.0-3-002-004, and 09-3.0-08.0-3-002-
18 005, a revised development plan for Combs Boat & RV Storage is approved subject to
19 the following: approval with conditions of the modifications to the Code of Ordinances of
20 Jefferson County, Unified Development Order, Chapter 400, Article XII Section
21 400.4100; Article XIV Section 400.4740 (with regard to the eastern, western, and internal
22 boundary lines); Article XIV Section 400.4650.A.; Article XIV Section 400.4690; Article

1 XIV Section 400.4750; and Article XIV Section 400.5560.C; and the regulatory
2 requirements and departmental comments with the following conditions of approval:

3 **Conditions of Approval**

4 1. A Site Development Plan shall be submitted to the Jefferson County Planning
5 Division in accordance with the Unified Development Order (UDO) of Jefferson
6 County.

7 2. A copy of the approved Development Plan incorporating any conditions and
8 approved modifications shall be attached to each set of Site Development Plans
9 submitted.

10 3. All improvements required in the Development Plan and Site Development Plan
11 must be installed or an escrow accepted by the Jefferson County, Missouri,
12 Council for all incomplete items prior to occupancy of the buildings for each
13 phase.

14 4. If more than one (1) acre of land is being disturbed, the proposed development
15 will require a Jefferson County Land Disturbance Permit.

16 5. Petitioner shall provide proof of legal access/easement through the Glenlo
17 Awning property.

18 **Modifications**

19 1. Approval of the requested modification to Article XII Section 400.4100 –
20 Requirements for Design and Improvement of Parking Lots to allow Truegrid as a
21 surface substitute for both the drive aisles and parking spaces.

- 1 2. Approval of the following requested modifications to Article XIV Section 400.4740 –
2 Buffer Design Standards:
- 3 a. The request for a reduction from the required 20-foot buffer to allow a 10-foot
4 buffer along the eastern and western boundary line of the project site.
- 5 b. The request for 0-foot buffers along the internal property boundary lines of the
6 proposed project (between the properties with Parcel ID Numbers: 09-3.0-
7 08.0-3-002-003 and 09-3.0-08.0-3-002-004 and between the properties with
8 Parcel ID Numbers: 09-3.0-08.0-3-002-004 and 09-3.0-08.0-3-002-005).
- 9 3. Approval of the requested modification to Article XIV Section 400.4650.A –
10 Landscaping – Minimum Requirements – Street Frontage to eliminate the
11 requirement for street frontage landscaping along the eastern boundary line of the
12 project site (adjoining the railroad tracks).
- 13 4. Approval of the requested modification to Article XIV Section 400. 4690 -
14 Requesting relief for landscaping islands within the parking lot.
- 15 5. Approval of the requested modification to Article XIV Section 400.4750 –
16 Minimum Screening Requirements. Requesting relief from screening
17 requirements on the north, south, and eastern property lines.
- 18 6. Approval of the requested modification to Article XIV Section 400.5560.C – relief
19 from the required stormwater detention.

20 **Regulatory Requirements**

21 *Permitted Uses*

22 Boats, recreation vehicles and maintenance equipment storage

1 Mini-Storage/Mini-Warehouse

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

3 Maximum Area Ratio: 0.55 FAR

4 Maximum Structure Height: 70 feet

5 *Site Development*

6 *Required Setbacks:*

7 Front Yard: 20 feet

8 Side Yard: 15 feet

9 Rear Yard: 20 feet

10 *Design Standards*

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

13 *Access*

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

16 *Parking*

17 Parking and loading shall be provided per the regulations of Article XII of the Jefferson
18 County Unified Development Order, except as specifically modified by this Ordinance.

19 *Signs*

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

22 *Lighting*

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

3 *Landscaping*

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

6 *Stormwater and Erosion and Sediment Control*

7 Stormwater management and Erosion and sediment control shall comply with Chapter
8 505: Erosion and Sediment Control / Stormwater Management Design Manual of the
9 Jefferson County Code of Ordinances, except as specifically modified by this ordinance.

10 *Geotechnical*

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

15 *Noise*

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

22 *Departmental Comments:*

- 1 1. Proposed development:
 - 2 a. A boundary line adjustment is required to combine the three lots into one.
- 3 2. Pavement:
 - 4 a. Proof of approval from Burlington Northern Railroad for this use of the railroad
 - 5 crossing for this specific use is required.
 - 6 b. Access road (from Black Creek County Road to site):
 - 7 i. See previous deviation with related conditions.
- 8 3. Parking areas:
 - 9 a. Parking spaces shall be delineated by parking stops or as acceptable to Planning
 - 10 and Zoning.
- 11 4. 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 5. Floodplain:
 - 16 a. The Code Enforcement Division requires a Floodplain Development Permit for
 - 17 any grading or improvements within a known floodplain.
- 18 6. Grading: Submit a geotechnical report, sealed by an Engineer registered in the State
- 19 of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
- 20 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 “PC19081.”

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, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groetke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS ___ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2020.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-23-2019

Second Reading: 01-13-2020

Third Reading: 01-13-2020

INTRODUCED BY: COUNCIL MEMBER(s) Reuter

1 **AN ORDINANCE AUTHORIZING AND APPROVING THE ASSESSOR’S**
2 **ASSESSMENT MAINTENANCE PLAN FOR THE YEARS 2020 AND 2021 AS**
3 **SUBMITTED BY THE ASSESSOR OF JEFFERSON COUNTY, MISSOURI, AND**
4 **AS REQUIRED BY THE REVISED STATUTES OF MISSOURI.**

5 **WHEREAS**, pursuant to §137.115.1, RSMo., on or before January first of each
6 even numbered year, the Assessor for Jefferson County, Missouri, (“Assessor”) is
7 required to prepare and submit to the Jefferson County, Missouri, Council (“Council”
8 and/or “Governing Body”) a two-year Assessment Maintenance Plan (“Plan”- Exhibit A
9 attached hereto) for the next two years, in this case for the 2020 and 2021 assessment
10 cycles; and,

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

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

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

4 **WHEREAS**, on or before December 13, 2019, the Assessor submitted an
5 assessment maintenance plan to the Jefferson County, Missouri, Council by delivering a
6 copy to the County Counselor; and,

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

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

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

13 Section 1. The Assessment Maintenance Plan for the years 2020 and 2021 is
14 hereby approved. An unexecuted copy of the Plan is attached hereto as Exhibit A and is
15 incorporated by this reference as if fully set out herein. A fully executed copy of the
16 Plan, along with this Ordinance, shall be kept on file in the Offices of the County Clerk
17 and Assessor.

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

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

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

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 12-23-2019

Second Reading: 01-13-2020

Third Reading: 01-13-2020

INTRODUCED BY: COUNCIL MEMBER HASKINS

1 **AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE**
2 **JEFFERSON COUNTY CODE OF ORDINANCES, CHAPTER 240 PARKS AND**
3 **RECREATION, ARTICLE III, SECTION 240.080 PARK REGULATIONS TO**
4 **AMEND SUBSECTION “C” OPERATION OF MOTOR VEHICLES WITHIN**
5 **COUNTY PARKS AND ADD A NEW SUBSECTION, TO BE LETTERED AND**
6 **REFERRED TO AS SUBSECTION “T” EQUINE REGULATIONS.**

7 **WHEREAS**, Section 240.080 of the Jefferson County Code sets forth the “Park
8 Regulations” for parks maintained by the Jefferson County Department of Parks and
9 Recreation (“the Department”); and,

10 **WHEREAS**, those Park Regulations were first approved in the year 2008 and
11 modified or revised thereafter from time-to-time; and,

12 **WHEREAS**, the Department routinely examines and reviews the Park
13 Regulations as part of its normal course of action in operating a park system; and,

14 **WHEREAS**, during this examination and review, the Department found that an
15 additional clarification was needed regarding Subsection “C” with regard to the operation
16 of motor vehicles in the Park system to comport with the regulations of the Americans
17 with Disability Act (“ADA”); and,

18

1 **WHEREAS**, during this examination and review, the Department also found that
2 an additional regulation was needed regarding the newly reconditioned trail system and
3 the propriety of equine usage specifically in, but not limited to, Pleasant Valley Nature
4 Preserve; and,

5 **WHEREAS**, during this examination and review, the Department, the Jefferson
6 County Board of Park Commissioners (“Board”) and the County Counselor consulted
7 information on best practices, historical documents and legal authority regarding park
8 rules and regulations regarding the propriety of equine usage in the parks from numerous
9 sources which resulted in the proposed regulatory changes set forth herein. These
10 sources included:

- 11 A. Americans With Disabilities Act of 1990, Pub. L. No. 101-336,
12 104 Stat. 328 (1990) (“ADA”) providing that:
 - 13 i. The ADA only recognizes dogs and specifically defined
14 miniature horses as service animals and does not require
15 the trails within a park to be accessible to any equine other
16 than miniature horses that have been *individually trained* to
17 perform a task or service for a person with a disability as a
18 certified service animal as defined by the Americans with
19 Disability Act (“ADA”).
- 20 B. U.S. Department of Agriculture in cooperation with the U.S.
21 Department of Transportation, Federal Highway Administration

1 and U.S. Forestry Service Guidebook on Equestrian Design for
2 Trails, Trailheads and Campgrounds providing that:

- 3 i. Trails should be no less than five (5) miles in length,
- 4 ii. Shared trails should be from eight (8) to twelve (12) feet in
5 width and the average width at Pleasant Valley is just over
6 five (5) feet in length which is not adequate for a shared
7 trail, nor is it safe to have small and shorter trails,
- 8 iii. The trails in Pleasant Valley were never contemplated or
9 newly designed and/or constructed with the Guidebook
10 suggestions in mind for equine usage either as to width
11 and/or length.

12 C. MOPERM – Missouri Public Entity Risk Management Fund
13 providing that:

- 14 i. MOPERM has advised that they may require additional
15 insurance by the County or at the very least an
16 indemnification from all operators and riders to adequately
17 protect the County’s liability interest in the several million-
18 dollar range if equines are allowed to use the inadequate
19 trails as they currently exist and as set forth herein.

20 D. Letters of Intent to the Conservancy Land and Water Fund
21 providing that:

- 1 i. The original letters of intent sent by the County to the
- 2 Land Conservancy never mentioned and/or contemplated
- 3 use of the trails by equines and only described natural trails
- 4 for hiking/walking,
- 5 ii. As much of the park and trail system were contemplated to
- 6 be left in their natural habitat and environment which
- 7 would not allow for trails up to twelve (12) foot in width,
- 8 iii. Adverse effects to the area shall be kept to a minimum,
- 9 iv. Original Maps to the Conservancy only showed hiking
- 10 trails,
- 11 v. The Letter of Intent, purchase, Assurance and contemplated
- 12 activities were agreed and Ordered by and through a
- 13 County Resolution by the then County Court (Commission)
- 14 dated May 1, 1979 with the United States Department of
- 15 the Interior,
- 16 vi. Said Federal Compliance and Assurance set forth that the
- 17 land would be used as provided for and agreed to in the
- 18 Agreement and that no other uses other than those
- 19 described in the proposal would be permitted unless
- 20 approved in advance by the Director of the Heritage
- 21 Conservation and Recreation Service and the State Inter-
- 22 Agency Council for outdoor activities and that all uses shall

1 be designed and managed to minimize erosion and siltation
2 – equine use was not agreed to, provided for and/or
3 contemplated by any party to those agreements.

4 E. Back-County Horsemen Chapter Representative providing that:

5 i. Mr. Maury Mertz from the Back-County Horsemen has
6 advised the County that his organization would not support
7 developing a new equestrian trail on a parcel of land as
8 small as Pleasant Valley and that Beck Park would be much
9 better utilized.

10 F. Review of adjacent Equine Trails in St. Louis County, Missouri,
11 providing that:

12 i. There are adjacent parks to Jefferson County in adjoining
13 St. Louis County and operated by the State of Missouri that
14 are much more suitable to equine activity including, but not
15 limited, to Babler Memorial State Park that has a 6-mile
16 trail, Castlewood State Park which has two (2) equestrian
17 trails, and Route 66 State Park,

18 ii. St. Louis County has seven (7) parks that have equine
19 activities and the smallest is Sioux Passage at Two
20 Hundred Eleven (211) acres which far exceeds Pleasant
21 Valley Nature Preserve,

1 iii. Pleasant Valley Nature Preserve is only Thirty-eight (38)
2 acres with only approximately One and four-tenths (1.4)
3 miles of total trails with at least 1/3 in a normal wet
4 condition and only suitable for human foot traffic which
5 leaves approximately .75 miles of passable trails for equine
6 activities which raises a safety and liability factor for the
7 County.

8 G. 2005 Virginia Tech Study for the U.S. Forest Service providing
9 that:

10 i. A study conducted by Virginia Tech for the U.S. Forest
11 Service in 2005 advised on page 9 of the study that, “...*a*
12 *horse carries a heavy weight on a small, usually shod,*
13 *hoof. This weight exerts approximately 62 lbs. per sq. inch*
14 *for shod horses, compared to 2.9 lbs. per sq. inch for a*
15 *hiker in boots.*” A horse has 21 times the force of a hiker
16 and the trails at Pleasant Valley were not designed or built
17 for equine use and have begun to suffer damage from use
18 and erosion by use not contemplated or mitigated.

19 H. Jefferson Foundation Grant Application providing that:

20 i. A **\$74,500.00** was sought by the Park Department and was
21 received from the Jefferson Foundation to update, improve,
22 expand the trail system in Pleasant Valley Nature Preserve

1 specifically for hiking, jogging and biking. Signs
2 prohibiting horses were posted prior to the grant application
3 (subsequently vandalized and destroyed several times) at
4 the entrance and rear of the park prohibiting horses before
5 and before the trail update began,

6 ii. The original intent both when the park was purchased and
7 when the current grant application was filed did not include
8 the activity of horseback riding or use by equines,

9 iii. The Grant Agreement with Jefferson Foundation which did
10 not contemplate the activity of horseback riding and equine
11 usage, other than those contemplated, agreed to and
12 required by the County and the Jefferson Foundation, puts
13 those dollars and future dollars at risk.

14 I. Jefferson County Ordinance No.: 18-0487 – Trails Grant and
15 Approval provided that:

16 i. The intent of the Grant would be carried out by the County,
17 ii. The intent and actual language of the Ordinance was to
18 apply for a Grant which only provided for *jogging, hiking,*
19 *walking and biking* trails and not equine use.

20 J. 1979 Federal Assistance Application, Environmental Assessment,
21 Project Narrative, Resolution and Assurance of Compliance for
22 Pleasant Valley provides that:

1 i. Said Federal Compliance and Assurances set forth that the
2 land would be used as provided for and agreed to in the
3 Agreement and that no other uses other than those
4 described in the proposal would be permitted unless
5 approved in advance by the Director of the Heritage
6 Conservation and Recreation Service and the State Inter-
7 Agency Council for outdoor activities and that all uses shall
8 be designed and managed to minimize erosion and siltation;
9 equine use was not agreed to or contemplated.

10 K. 1980 Washington University Cultural Resource Survey for
11 Pleasant Valley provides that:

12 i. Pleasant Valley Nature Preserve contains at least three (3)
13 archaeological sites (and a cave) which at the time had
14 already been extensively disturbed and that while no
15 mitigation was deemed necessary in the report, the writer
16 noted that activities should be kept as natural as possible
17 within the park with only access trails and the report
18 contemplated that to be “hiking trails” as outlined by the
19 County at the time,

20 ii. The historical and archeological Native American “Quarry
21 Site” of the area was reviewed and it was recommended
22 that no new paths be constructed and further restricted due

- 1 to the steep pitch and that some additional information
- 2 might still be salvaged at the site, but that new trail
- 3 construction would damage any residual data.
- 4 iii. Since that time, unauthorized use by equines has resulted in
- 5 additional and unmaintained trails being cut throughout the
- 6 property to the detriment of the existing trails, surrounding
- 7 property and possible archeological sites.
- 8 L. 2017 Pleasant Valley Nature Preserve Inspection Report, provides
- 9 that:
- 10 i. Meets ADA guidelines and standards,
- 11 ii. Used solely for hiking trails,
- 12 iii. Recognized Conservancy Fund Agreements between the
- 13 County, State and Federal authorities.
- 14 M. 2016 Land and Water Conservation Fund Project Administration
- 15 Guide (Missouri Department of Conservation & National Park
- 16 Service Partnership) providing that:
- 17 i. There are no ADA standards for outdoor developed areas,
- 18 including trails, so the Department of Justice does not
- 19 currently require local governments to make these
- 20 amenities accessible,
- 21 ii. Properties developed with Conservancy funds must be used
- 22 as applied for and to prevent undue deterioration,

1 iii. No change of use is allowed on Conservancy property
2 without prior approval,

3 iv. No approval for equine use was ever sought by the County.

4 **WHEREAS**, the Department practices a proactive approach to provide greater
5 safety, management and enjoyment for park and recreation program users, to ensure
6 betterment of the parks, and to ensure its mission statement and to comply with signed
7 and approved contractual Agreements which are continuously being pursued; and,

8 **WHEREAS**, the Department, after consultation and recommendation of the
9 Director of Parks, the Jefferson County Board of Park Commissioners and the County
10 Counselor, recognizes the need to periodically update the Park Regulations based on the
11 findings reached during the Department’s examination and review of the Park
12 Regulations; and,

13 **WHEREAS**, the Department has proposed changes to the Park Regulations to
14 affect those aspects of the Regulations that the Department found to not comport with the
15 legal liability and best practices of the Park and Recreation industry including, but not
16 limited to, Pleasant Valley Nature Preserve and adherence to the Federal and State
17 Agreements tied to the Pleasant Valley Nature Preserve; and,

18 **WHEREAS**, the Jefferson County Board of Park Commissioners, the Director of
19 Parks and the County Counselor have all reviewed the proposed changes to the Park
20 Regulations, make and offer the recommendations herein; and,

21 **WHEREAS**, on May 20, 2109, the Jefferson County Board of Park
22 Commissioners voted (**6 yes/1 no**) to recommend changes to the Park Regulations

1 concerning Equine Use in the Park System and specifically Pleasant Valley Nature
2 Preserve and Beck Park as set forth herein for contractual and liability purposes; and,

3 **WHEREAS**, the County Counselor has also recommended the changes to limit
4 liability of the County, to provide for the health, safety and welfare of all users of the
5 Park System and to comply and comport with the Americans with Disabilities Act
6 (“ADA”) and other Agreement, Contracts and previous Orders of the County as set forth
7 herein.

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

10 Section 1. Section 240.080 of the Jefferson County Code, entitled “Park
11 Regulations” shall henceforth be amended as follows:

12 **INSERT ADA LANGUAGE INTO SECTION 240.080, SUBSECTION “C”**

13 **AND TO BE READ AS FOLLOWS:**

14 C. *Operation of Motor Vehicles Within County Parks.* The use of
15 motor vehicles is restricted to established roads and parking lots. The
16 maximum allowed speed of any motor vehicle within a County Park is
17 fifteen miles per hour (15 m.p.h.). No motorized vehicles are allowed on
18 any trail with the exception of Personal Assist Vehicles and/or Other
19 Powered-Driven Mobility Devices as listed and defined by the Americans
20 with Disability Act “ADA”.

21

22

1 **ADD A NEW SUBSECTION TO SECTION 240.080, TO BE LETTERED**

2 **SUBSECTION “T” AND TO READ AS FOLLOWS:**

3 T. Any and all equine activity is hereby prohibited in and within the
4 Jefferson County, Missouri, Parks, Roads and Trail systems. Equine or
5 equestrian activity shall include any person or group, whether mounted or
6 unmounted, who rides, handles, trains, drives, assists or provides others
7 with any equine discipline whatsoever. The use of term “Equine” shall
8 include a horse, pony, mule, donkey or hinny. This subsection and
9 provision shall not apply to the Big River Saddle Club or Beck Park, nor
10 shall it apply to miniature horses that have been *individually trained to*
11 perform a task or service for a person with a disability as a certified
12 service animal as defined by the Americans with Disability Act (“ADA”).

13 Section 2. In all other respects Section 240.080 of the Jefferson County Code
14 shall remain unaltered.

15 Section 3. The Park Department shall investigate and report back to the
16 County Executive, Director of Administration and County Counselor as to the viability of
17 utilizing Beck Park as a designated Equine Park.

18 Section 4. These amended regulations carry a penalty pursuant to Section
19 240.030. Due to the penalty provisions of Section 240.030 of the Park Regulations, this
20 Ordinance shall be in full force and effect thirty (30) days after it is published in full in a
21 legal publication in the County and posted in a public place in each Council District and
22 on a County sponsored web page on the Internet in electronic form.

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

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

5

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

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2019.

_____ **PASSED** _____ **FAILED**

Charles Groeteke, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2019.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2019.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 10-28-2019

Second Reading: 11-12-2019

Third Reading: 11-12-2019

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1 **AN ORDINANCE APPROVING APPLICATION PC19081, FOR A**
2 **REVISED DEVELOPMENT PLAN FOR COMBS BOAT & RV STORAGE**
3 **LOCATED IN COUNCIL DISTRICT 4.**

4 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
5 Jefferson County, Missouri on November 14, 2019 on Application/Petition Number
6 PC19081 on the following described real estate located in Jefferson County, State of
7 Missouri, to-wit: Parcel Numbers: 09-3.0-08.0-3-002-003, 09-3.0-08.0-3-002-004, and
8 09-3.0-08.0-3-002-005, for a revised development plan for Combs Boat & RV Storage;
9 and

10 **WHEREAS**, the record of November 14, 2019 hearing and the recommendation
11 of the Planning and Zoning Commission have been filed with the Jefferson County,
12 Missouri, Council; and

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

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

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

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

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

6 Exhibit C, Staff Report and case file; and

7 Exhibit D, Information on Proposed Pavement Type.

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

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

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

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

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

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

5 i. The modification to Section 400.4100 to substitute Truegrid gravel
6 in substitution of paved surface, as depicted in the development plan, and as
7 conditioned by this Ordinance, is in the best interest of the County in that the
8 modification incorporates sound planning principles and design elements that are
9 compatible with surrounding properties and are consistent throughout the
10 proposed project.

11 j. The modifications to Section 400.4740 regarding reduction of the
12 required buffers to 10 feet along the eastern boundary line, 10 feet along the
13 western boundary line, and 0 feet along internal boundary lines as depicted in the
14 development plan, and as conditioned by this Ordinance, are in the best interest of
15 the County in that the modifications further the stated goals and intent of the
16 UDO.

17 k. The modification to Section 400.4650.A regarding street frontage
18 landscaping along the eastern boundary line as depicted in the development plan,
19 and as conditioned by this Ordinance, is in the best interest of the County in that
20 the modification furthers the stated goals and intent of the UDO.

21 l. The modification to Section 400.4690 regarding relief from
22 landscaping islands within the parking lot as depicted in the development plan,

1 and as conditioned by this Ordinance, is in the best interest of the County in that
2 the modification incorporates sound planning principles and design elements that
3 are compatible with surrounding properties and are consistent throughout the
4 proposed project.

5 m. The modifications to Section 400.4750 regarding relief from
6 screening requirements on the north, south, and eastern property lines as depicted
7 in the development plan, and as conditioned by this Ordinance, are in the best
8 interest of the County in that the modifications further the stated goals and intent
9 of the UDO.

10 n. The modifications to Section 400.5560.C regarding relief from the
11 required stormwater detention as depicted in the development plan, and as
12 conditioned by this Ordinance, are in the best interest of the County in that the
13 modifications further the stated goals and intent of the UDO.

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

16 Section 1. Application Number: PC19081 for the real estate described as
17 Parcel Numbers 09-3.0-08.0-3-002-003, 09-3.0-08.0-3-002-004, and 09-3.0-08.0-3-002-
18 005, a revised development plan for Combs Boat & RV Storage is approved subject to
19 the following: approval with conditions of the modifications to the Code of Ordinances of
20 Jefferson County, Unified Development Order, Chapter 400, Article XII Section
21 400.4100; Article XIV Section 400.4740 (with regard to the eastern, western, and internal
22 boundary lines); Article XIV Section 400.4650.A.; Article XIV Section 400.4690; Article

1 XIV Section 400.4750; and Article XIV Section 400.5560.C; and the regulatory
2 requirements and departmental comments with the following conditions of approval:

3 **Conditions of Approval**

4 1. A Site Development Plan shall be submitted to the Jefferson County Planning
5 Division in accordance with the Unified Development Order (UDO) of Jefferson
6 County.

7 2. A copy of the approved Development Plan incorporating any conditions and
8 approved modifications shall be attached to each set of Site Development Plans
9 submitted.

10 3. All improvements required in the Development Plan and Site Development Plan
11 must be installed or an escrow accepted by the Jefferson County, Missouri,
12 Council for all incomplete items prior to occupancy of the buildings for each
13 phase.

14 4. If more than one (1) acre of land is being disturbed, the proposed development
15 will require a Jefferson County Land Disturbance Permit.

16 5. Petitioner shall provide proof of legal access/easement through the Glenlo
17 Awning property.

18 **Modifications**

19 1. Approval of the requested modification to Article XII Section 400.4100 –
20 Requirements for Design and Improvement of Parking Lots to allow Truegrid as a
21 surface substitute for both the drive aisles and parking spaces.

- 1 2. Approval of the following requested modifications to Article XIV Section 400.4740 –
2 Buffer Design Standards:
- 3 a. The request for a reduction from the required 20-foot buffer to allow a 10-foot
4 buffer along the eastern and western boundary line of the project site.
- 5 b. The request for 0-foot buffers along the internal property boundary lines of the
6 proposed project (between the properties with Parcel ID Numbers: 09-3.0-
7 08.0-3-002-003 and 09-3.0-08.0-3-002-004 and between the properties with
8 Parcel ID Numbers: 09-3.0-08.0-3-002-004 and 09-3.0-08.0-3-002-005).
- 9 3. Approval of the requested modification to Article XIV Section 400.4650.A –
10 Landscaping – Minimum Requirements – Street Frontage to eliminate the
11 requirement for street frontage landscaping along the eastern boundary line of the
12 project site (adjoining the railroad tracks).
- 13 4. Approval of the requested modification to Article XIV Section 400. 4690 -
14 Requesting relief for landscaping islands within the parking lot.
- 15 5. Approval of the requested modification to Article XIV Section 400.4750 –
16 Minimum Screening Requirements. Requesting relief from screening
17 requirements on the north, south, and eastern property lines.
- 18 6. Approval of the requested modification to Article XIV Section 400.5560.C – relief
19 from the required stormwater detention.

20 **Regulatory Requirements**

21 *Permitted Uses*

22 Boats, recreation vehicles and maintenance equipment storage

1 Mini-Storage/Mini-Warehouse

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

3 Maximum Area Ratio: 0.55 FAR

4 Maximum Structure Height: 70 feet

5 *Site Development*

6 *Required Setbacks:*

7 Front Yard: 20 feet

8 Side Yard: 15 feet

9 Rear Yard: 20 feet

10 *Design Standards*

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

13 *Access*

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

16 *Parking*

17 Parking and loading shall be provided per the regulations of Article XII of the Jefferson
18 County Unified Development Order, except as specifically modified by this Ordinance.

19 *Signs*

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

22 *Lighting*

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

3 *Landscaping*

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

6 *Stormwater and Erosion and Sediment Control*

7 Stormwater management and Erosion and sediment control shall comply with Chapter
8 505: Erosion and Sediment Control / Stormwater Management Design Manual of the
9 Jefferson County Code of Ordinances, except as specifically modified by this ordinance.

10 *Geotechnical*

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

15 *Noise*

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

22 *Departmental Comments:*

- 1 1. Proposed development:
 - 2 a. A boundary line adjustment is required to combine the three lots into one.
- 3 2. Pavement:
 - 4 a. Proof of approval from Burlington Northern Railroad for this use of the railroad
 - 5 crossing for this specific use is required.
 - 6 b. Access road (from Black Creek County Road to site):
 - 7 i. See previous deviation with related conditions.
- 8 3. Parking areas:
 - 9 a. Parking spaces shall be delineated by parking stops or as acceptable to Planning
 - 10 and Zoning.
- 11 4. 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 5. Floodplain:
 - 16 a. The Code Enforcement Division requires a Floodplain Development Permit for
 - 17 any grading or improvements within a known floodplain.
- 18 6. Grading: Submit a geotechnical report, sealed by an Engineer registered in the State
- 19 of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
- 20 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 “PC19081.”

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, Renee Reuter _____
Council Member District 3, Phil Hendrickson _____
Council Member District 4, Charles Groetke _____
Council Member District 5, Tracey Perry _____
Council Member District 6, Daniel Stallman _____
Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS ___ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2020.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-23-2019

Second Reading: 01-13-2020

Third Reading: 01-13-2020

INTRODUCED BY: COUNCIL MEMBER(s) Reuter

1 **AN ORDINANCE AUTHORIZING AND APPROVING THE ASSESSOR’S**
2 **ASSESSMENT MAINTENANCE PLAN FOR THE YEARS 2020 AND 2021 AS**
3 **SUBMITTED BY THE ASSESSOR OF JEFFERSON COUNTY, MISSOURI, AND**
4 **AS REQUIRED BY THE REVISED STATUTES OF MISSOURI.**

5 **WHEREAS**, pursuant to §137.115.1, RSMo., on or before January first of each
6 even numbered year, the Assessor for Jefferson County, Missouri, (“Assessor”) is
7 required to prepare and submit to the Jefferson County, Missouri, Council (“Council”
8 and/or “Governing Body”) a two-year Assessment Maintenance Plan (“Plan”- Exhibit A
9 attached hereto) for the next two years, in this case for the 2020 and 2021 assessment
10 cycles; and,

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

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

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

4 **WHEREAS**, on or before December 13, 2019, the Assessor submitted an
5 assessment maintenance plan to the Jefferson County, Missouri, Council by delivering a
6 copy to the County Counselor; and,

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

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

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

13 Section 1. The Assessment Maintenance Plan for the years 2020 and 2021 is
14 hereby approved. An unexecuted copy of the Plan is attached hereto as Exhibit A and is
15 incorporated by this reference as if fully set out herein. A fully executed copy of the
16 Plan, along with this Ordinance, shall be kept on file in the Offices of the County Clerk
17 and Assessor.

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

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

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

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

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2020:

_____ **PASSED** _____ **FAILED**

County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2020.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2020.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 12-23-2019

Second Reading: 01-13-2020

Third Reading: 01-13-2020