

JEFFERSON COUNTY, MISSOURI – JOURNAL

July 11, 2022
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, Council conducted a regular meeting on Monday, July 11, 2022, at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

I. CALL TO ORDER

County Executive Dennis Gannon called the meeting to order at 6:30 p.m.

II. INVOCATION

County Councilman Hendrickson gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Recited.

County Executive Gannon honored Veterans and active military by asking them to stand and be recognized for their service.

IV. ROLL CALL

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

V. PUBLIC COMMENTS

- Mr. Bob Tullock – 5400 Buckeye Valley Road., House Springs, provided the results from the survey sent to people who live in District 7. Crime in Jefferson County was at the top of list of concerns.
- Mr. David Day – 6315 Lorens Lane, Cedar Hill, spoke regarding the election coming up and that the public needs to vet the candidates running for office. He mentioned some people running for offices are claiming to be Republican but are not.
- Ms. Linda Van De Riet – 7912 Jim Weber Road, Eureka, spoke regarding a request for a stop sign made by a Councilman near his business and feels this is a Conflict of Interest.
- Ms. Lori Arons – 1031 Scenic Oaks Ct., Imperial, spoke regarding the Planning and Zoning Commission Meetings and feels the time restraints for public speaking should be removed to allow any citizen the opportunity to speak. Ms. Arons also mentioned in the last eighteen months there have been thirty-eight rezoning requests, with four of the requests being denied in the last three months. She feels the reason for the denials is that something has changed in the process, or someone has leaked information and it might be better to wait until after the primary to propose the changes.

VI. APPROVAL OF THE AGENDA

Council Member Phil Hendrickson made a motion to approve the Agenda, seconded by Council Member Dan Stallman.

Vote:

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

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Motion carried.

VII. APPROVAL OF THE JOURNAL

A. Approval of the June 27, 2022, Journal – Regular Meeting

Council Member Hendrickson made a motion to approve the Journal of the June 27, 2022, Regular Meeting, seconded by Council Member Stallman.

Vote:

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

Motion carried.

VIII. PUBLIC HEARING

A. A Public Hearing Regarding Proposed Amendments To The Existing Chapter 700 Code Of Ordinances For Jefferson County, Missouri. (1 of 1, See Bill. No. 22-0725)

County Executive Gannon opened the Public Hearing and stated any citizens who wanted to make comments in favor, or in opposition, to the Chapter 700 Code Of Ordinances For Jefferson County, to stand up and be sworn in.

1. SWEARING IN OF WITNESSES

Cherlynn Boyer swore in the following witnesses:

- Mr. Alan Leaderbrand, 5062 Romaine Spring Drive, Fenton

Mr. Leaderbrand asked for clarification regarding the changes being made to the Chapter 700 Code of Ordinances. Both County Counselor Wes Yates and County Public Works Director Jason Jonas answered Mr. Leaderbrand's question regarding the reduced depth for gas pipelines. Mr. Leaderbrand mentioned the gas pipelines in residential streets and asked who does the inspections. Mr. Jonas said he was not sure who inspects this in residential areas, his department only inspects the public maintained right of way roads. Council Member Hendrickson asked since the question is unanswered regarding product development and code enforcement if the hearing can be postponed until Code Enforcement Director Eric Larson can give clarification. Counselor Yates responded the best thing to do is to introduce Bill 22-0725, then get the answer. Council Member Reuter asked if we close the Public Hearing and ask questions and get answers, is there any problem taking evidence outside of the Public Hearing. Counselor Yates stated the best thing would be to make a motion to keep the Public Hearing open for the limited purpose of getting an answer back from Planning & Zoning.

Council Member Hendrickson made a motion to keep the Public Hearing open until the next regular meeting to obtain an answer from Mr. Larson at Code Enforcement on inspections and fuel line depths in private developments, seconded by Council Member Reuter. County Executive Gannon clarified that the Public Hearing was only staying open for the limited purpose of getting a reply from staff.

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Vote:

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

Motion carried.

Public Works Director Jason Jonas found the answer shortly after the vote. The regulation changes only involve County Highways and not private property. Council Member Hendrickson removed his motion to keep the Public Hearing open.

Council Member Hendrickson made a motion to close the Public Hearing, seconded by Council Member James.

Vote:

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

Motion carried.

IX. **REPORT FROM COUNTY EXECUTIVE**

- County Executive Gannon mentioned the American Queen Voyage had a river boat dock again in Kimmswick, over the weekend. Mr. Gannon had the pleasure of meeting several passengers who came to De Soto as a part of a tour.
- Accompanied Congressman Jason Smith to visit the Ports in Herculaneum and in Kimmswick. Congressman Smith was given an update on the Ports funding and the new opportunities for growth in Jefferson County, which also includes jobs.
- East-West Gateway has an open house on Tuesday, (7/12), from 4:30 pm – 6:30 pm at the Arnold Rec Center. The open house is to discuss the roads in Jefferson County.

X. **RECONSIDERATION OF BILLS**

None

XI. **CONSIDERATION OF VETOED BILLS**

None

XII. **CONSENT AGENDA**

Council Member Hendrickson made a motion to introduce and read the Bills on the Consent Agenda by title, seconded by Council Member Stallman. Council Member James read Bills 22-0701 through 22-0723 by title.

Councilman Groeteke asked if Director Jonas could explain Bill 22-0705 regarding the Water Infrastructure Community Grant and using it for Boyce Lane Low Water Crossing. Mr. Jonas explained that the current slab is falling apart

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and rather than replacing it he feels a bridge would be better long term along with the pros and cons of having a bridge versus another low water crossing.

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

Vote:

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

Motion carried.

XIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

None

XIV. CONSIDERATION OF RESOLUTIONS

Resolution No. R22-0701 Nomination And Reappointment Of Jason Eisenbeis (D) To The Jefferson County Port Authority

Council Member Hendrickson made a motion to read Resolution No. R22-0701 on its first and only reading by title, seconded by Council Member Stallman. Council Member James read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R22-0701, seconded by Council Member Stallman.

Vote:

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

Motion carried.

Resolution No. R22-0702 Nomination And Reappointment Of Alex Schwent (R) To The Jefferson County Port Authority.

Council Member Hendrickson made a motion to read Resolution No. R22-0702 on its first and only reading by title, seconded by Council Member Stallman. Council Member James read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R22-0702, seconded by Council Member Stallman.

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Vote:

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

Motion carried.

Resolution No. R22-0703 Reappointment Of Chuck Telle, Jr. To The Jefferson County, Missouri, Board Of Equalization And Terms Thereof.

Council Member Hendrickson made a motion to read Resolution No. R22-0703 on its first and only reading by title, seconded by Council Member Stallman. Council Member James read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R22-0703, seconded by Council Member Stallman.

Vote:

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

Motion carried.

XV. INTRODUCTION OF BILLS

Bill No. 22-0724 – An Ordinance Renewing And Readopting The Jefferson County Code Of Ordinances Which Pertains To The Procedure To Disclose Potential Conflicts Of Interest And Substantial Interest For Certain County Officials.

Council Member Hendrickson made a motion to introduce Bill No. 22-0724 by title, seconded by Council Member Stallman. Council Member James read the Bill by Title.

Council Member Hendrickson made a motion to approve Bill No. 22-0724 and move it to Perfection, seconded by Council Member Stallman.

Vote:

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

Motion carried.

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Bill No. 22-0725 – An Ordinance Amending Title VII, Chapter 700 Of The Code Of Ordinances Of Jefferson County, Missouri: General Provisions For Utility Facilities; And Providing For An Effective Date Thereof.

Council Member Hendrickson made a motion to introduce Bill No. 22-0725 by title, seconded by Council Member Stallman. Council Member James read the Bill by Title.

Council Member Hendrickson made a motion to approve Bill No. 22-0725 and move it to Perfection, seconded by Council Member Stallman.

Vote:

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

Motion carried.

XVI. PERFECTON OF BILLS

Bill No. 22-0634 – An Ordinance Ordering To Execute A Subdivision Street Maintenance Agreement - Del Haven Parc, District 1.

Council Member Haskins made a motion to place Bill No. 22-0634 on its second reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member Haskins made a motion to approve Bill No. 22-0634 and move it to Final Passage, seconded by Council Member Stallman.

Vote:

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

Motion carried.

Bill No. 22-0635 – An Ordinance Ordering To Execute A Subdivision Street Maintenance Agreement – Rainbow Terrace, District 1.

Council Member Haskins made a motion to place Bill No. 22-0635 on its second reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member Haskins made a motion to approve Bill No. 22-0635 and move it to Final Passage, seconded by Council Member Stallman.

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Vote:

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

Motion carried.

Bill No. 22-0636 – An Ordinance Approving Application Rs22038 A Zone Change, From Non-Planned Neighborhood Commercial To Single Family Residential, District 7.

Council Member James made a motion to place Bill No. 22-0636 on its second reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member James made a motion to approve Bill No. 22-0636 and move it to Final Passage, seconded by Council Member Stallman.

Vote:

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

Motion carried.

Bill No. 22-0637 – An Ordinance To Authorize An Amendment Of The 2022 Budget.

Council Member Hendrickson made a motion to place Bill No. 22-0637 on its second reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 22-0637 and move it to Final Passage, seconded by Council Member Stallman.

Vote:

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

Motion carried.

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XVII. FINAL PASSAGE OF BILLS

Bill No. 22-0539, A1 – Approving Application PR122023 To Rezone From Planned Mixed Residential To Planned Single Family Residential And The Development Plan For Emerald Pointe, District 2.

Council Member Reuter made a motion to place Bill No. 22-0539 A1 on its third reading by title, seconded by Council Member Hendrickson. Council Member James read the Bill by title.

Council Member Reuter made a motion to approve and finally pass Bill No. 22-0539 A1, seconded by Council Member Hendrickson.

Vote:

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

Motion carried.

Bill No. 22-0634 – An Ordinance Ordering To Execute A Subdivision Street Maintenance Agreement - Del Haven Parc, District 1.

Council Member Haskins made a motion to place Bill No. 22-0634 on its third reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member Haskins made a motion to approve and finally pass Bill No. 22-0634, seconded by Council Member Stallman.

Vote:

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

Motion carried.

Bill No. 22-0635 – An Ordinance Ordering To Execute A Subdivision Street Maintenance Agreement – Rainbow Terrace, District 1.

Council Member Haskins made a motion to place Bill No. 22-0635 on its third reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member Haskins made a motion to approve and finally pass Bill No. 22-0635, seconded by Council Member Stallman.

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Vote:

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

Motion carried.

Bill No. 22-0636 – An Ordinance Approving Application Rs22038 A Zone Change, From Non-Planned Neighborhood Commercial To Single Family Residential, District 7.

Council Member James made a motion to place Bill No. 22-0636 on its third reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member James made a motion to approve and finally pass Bill No. 22-0636, seconded by Council Member Stallman.

Vote:

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

Motion carried.

Bill No. 22-0637 – An Ordinance To Authorize An Amendment Of The 2022 Budget.

Council Member Hendrickson made a motion to place Bill No. 22-0637 on its third reading by title, seconded by Council Member Stallman. Council Member James read the Bill by title.

Council Member Hendrickson made a motion to approve and finally pass Bill No. 22-0637, seconded by Council Member Stallman.

Vote:

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

Motion carried.

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XVIII. OTHER MATTERS

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

Council Member Reuter stated that subdivisions have an ordinance that specifies how many entrances and exits they are required to have and thinks apartment complexes should also have an ordinance for their entrances and exits. Executive Gannon said they would bring this issue to Staff and discuss it.

B. Discussion To Pick A Date.

Council Member Hendrickson recommended having a Special Meeting, at 6 pm on August 8, 2022, to appoint and approve the winning candidate for the District 5 vacancy to complete the term through the end of December 2022. Ms. Reuter said she thought it was a great idea and would support this.

Council Member Hendrickson made a motion to set a Special Meeting for August 8, 2022 at 6 pm to appoint and approve the winning candidate for the Council District 5, seconded by Council Member James.

Counselor Yates mention to keep in mind this date could change due to several the election might not be certified in time, the Secretary of State may not accept the certification, there could be an election contest, a tie vote, several things could happen. We can post the Special Meeting; however, it might need to be cancelled.

Vote:

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

Motion carried.

C. Acknowledge Receipt Of High Ridge Commons Community Improvement District Annual Report For Fiscal Year 2021.

Council Member Hendrickson made a motion to accept the report, seconded by Council Member Stallman.

Vote:

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

Motion carried.

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 – Council Member Haskins:

- No comments.

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District 2 – Council Member Reuter:

- Acknowledged and thanked the Mayor of Hillsboro for attending the Council Meeting.
- Stated she hoped everyone had an enjoyable celebration of our Country this past week.
- She also attended the landing of the American Countess and mentioned she really enjoyed being there for it.

District 3 – Council Member Hendrickson:

- Stated he was in Kimmswick this past weekend for the landing of the American Countess and recommended to go if you have not had a chance.
- Announced Arnold’s Farmer Market is still having record turnouts.

District 4 – Council Member Groeteke:

- Reminded the Public there is always openings on the Boards and Commissions here in Jefferson County and if someone is interested to apply on the County Website, under County Executive.
- Shop Kimmswick.

District 5 – Vacant

District 6 – Council Member Stallman:

- No comments.

District 7 – Council Member James:

- After two years of not having Cedar Hill Community Days, they are coming back on August 13, 2022. The new location is Northwest High School.
- Northwest R-1 welcomed their new Superintendent Dr. Jennifer Hecktor, who stated on July 1, 2022.

XX. **CLOSED SESSION**
None

XXI. **ADJOURNMENT**

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

Vote:

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

Motion carried, and the meeting adjourned at 8:15 p.m.