

JEFFERSON COUNTY, MISSOURI – JOURNAL

July 26, 2021
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, Council conducted a regular meeting on Monday, July 26, 2021 at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

I. **CALL TO ORDER**

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

II. **INVOCATION**

Council Member Hendrickson gave the Invocation.

III. **PLEDGE OF ALLEGIANCE**

Recited.

Note: Council Member Reuter entered the Assembly room at 6:33 p.m.

IV. **ROLL CALL**

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

V. **PUBLIC COMMENTS**

- Chris Allen, 6285 Vista View Dr., House Springs – Made comments regarding improving Jefferson County Parks and the benefits it will have on kids and community. He hopes the citizens will be allowed to vote on whether they want to put money in parks.
- Gene Barbagallo, 3216 Lions Den Road – Made a statement that he realizes a park tax is overdue, but feels a jail and courthouse is more of a priority.
- Curt Wilhelm, 1185 Breezy Oaks, Fenton – Spoke regarding body cams for the Sheriff’s Department and what the status on obtaining them. County Executive Gannon responded saying he this was a question for the Sheriff’s Department.
- Sarah Bazzell, 10103 Lake Ridge Ct., Hillsboro – Made comments about the Parks Proposition and how it is important to give the community an opportunity to choose if they want to increase the funds. She mentioned how during the COVID pandemic many people used the parks, and the several benefits parks have for everyone.
- Darren Street, 3535 Plattin Road, Festus – Spoke against the increase of a sales tax for parks. He feels a tax increase will impact small businesses and make them less competitive.
- Jim Terry, 5323 Crystal Ridge, Cedar Hill – Made a statement that he agrees the Parks Department needs more money and citizens should have the opportunity to vote on a tax increase, however we also need a jail and courthouse. If both issues are on the same ballot, he does not think both will pass.
- Lon Simmons, 571 Hillslope Dr., Fenton - Made a statement that he has lived in Jefferson County for 55 years and spoke about all the changes he has seen. He feels it is important to expand our parks and hopes the parks proposal is passed.

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- Alan Leaderbrand, 5062 Romaine Spring Dr., Fenton – Made statements against the park tax increase. He spoke about coming out of a bad economy and now is not the time for a tax increase.
- David Day, 4562 Hillcrest, Arnold - Made comments against the proposed park tax increase and asked about the Economic Development Plan.
- Don Biekowski, 3275 Fox Run Est., Eureka - Made statement saying the bill for the park tax increase is unclear and hard to distinguish what it entails.

VI. APPROVAL OF THE AGENDA

Council Member Haskins made a motion to amend the Agenda to remove Bill No. 21-0729. The motion was seconded by Council Member Perry.

Vote:

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

Motion carried.

Council Member Reuter made a motion to amend the Agenda to remove Bill No. 21-0723. The motion was seconded by Council Member Groeteke.

Vote:

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

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

Vote:

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

Motion carried.

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VII. APPROVAL OF THE JOURNAL

A. Approval of the July 12, 2021 Journal - Regular Meeting

Council Member Hendrickson made a motion to approve the Journal of the July 12, 2021 Regular Meeting, seconded by Council Member Groeteke.

Vote:

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

Motion carried.

VIII. PUBLIC HEARING

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

NOTE: The hearing on this matter is continued pending further legal review regarding the adequacy of the protest petition.

- B. VR21054 - A Request To Vacate the Plats of Huntington Trails Phase 11, Lots 81 through 90, a subdivision recorded in Plat Book 257, Page 10 of the Land Records of Jefferson County, Missouri; and Huntington Trails Phase 12, Lots 68 through 73, a subdivision recorded in Plat Book 257, Page 11 of the Land Records of Jefferson County, Missouri, Located In Council District 5. (See Introduction, Bill No. 21-0724)

County Executive Gannon opened the Public Hearing and asked the witnesses to be sworn in. County Counselor Jason Cordes clarified the petition.

1. SWEARING IN OF WITNESSES

Cherlynn Boyer swore in the witness.

2. INTRODUCTION OF EVIDENCE

Staff Planner Rachel Krispin introduced the Evidence:

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

Exhibit B, Code of Ordinances of Jefferson County Chapter 400, Unified Development Order, adopted April 2, 2008, as amended thereafter.

Exhibit C, Planning Division Staff Reports and case files.

Council Member Hendrickson made a motion to enter into evidence Exhibit A, The Official Master Plan for Jefferson County, Missouri, adopted August 6, 2003 and effective April 2, 2008; Exhibit B, Code of Ordinances of

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Jefferson County Chapter 400, Unified Development Order, adopted April 2, 2008, as amended thereafter; Exhibit C, Planning Division Staff Reports and case files. Council Member Groeteke seconded the motion.

Vote:

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

Motion passed.

Planner Krispin, Planner for Jefferson County, presented the Staff Report for VR21054 and gave highlights, details and analysis and Staff's recommendation of the application.

Petitioner

Anthony J. Soukenik, 2128 Lehne Ct., Sanberg & Phoenix appeared representing the Purchaser and the Petitioner and spoke about the Petitioner's desire for the vacation. There were questions from Council Members with a discussion and responses from Mr. Soukenik.

In Favor

None

In Opposition

None

Council Member Reuter made a motion to close the hearing Council Member Groeteke seconded the motion.

Vote:

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

IX. REPORT FROM COUNTY EXECUTIVE

Note: Council Member Perry left the meeting at 7:26 p.m. and returned at 7:28 p.m.

County Executive Gannon introduced George Gladdis representing One Digital, who distributed a handout and presented details of healthcare cost for 2020, and a move to Sav RX. There were questions, discussions, and responses about the plans from Council Members.

Council Executive Gannon gave updates on COVID status, vaccinations, ERAP funding, an upcoming Broadband Meeting, and a visit by Governor Parson in Kimmswick.

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X. **RECONSIDERATION OF BILLS**

None

XI. **CONSIDERATION OF VETOED BILLS**

None

XII. **CONSENT AGENDA**

Council Member Hendrickson made a motion to introduce and read the Bills on the Consent Agenda by title, seconded by Council Member Groeteke. Council Member Perry read Bills 21-0711 through 21-0722 by title.

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

Vote:

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

Motion carried.

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

None

XIV. **CONSIDERATION OF RESOLUTIONS**

Resolution No. R21-0703 –The Nomination and Appointment of Robert Reed – Code Commission.

Council Member Hendrickson made a motion to read Resolution No. R21-0703 on its first and only reading by title, seconded by Council Member Perry. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R21-0703, 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:	Abstain
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Resolution No. R21-0704 – Move the Appointment Designation from At-Large to District 2 – P & Z

Council Member Hendrickson made a motion to read Resolution No. R21-0704 on its first and only reading

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by title, seconded by Council Member Groeteke. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R21-0704, seconded by Council Member Groeteke.

Vote:

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

Motion carried.

Resolution No. R21-0705 – Designate Route K as Kimmswick Avenue.

Council Member Groeteke made a motion to read Resolution No. R21-0705 on its first and only reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Resolution.

Council Member Groeteke made a motion to adopt Resolution No. R21-0705, 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 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Resolution No. R21-0706 – Declaring Certain Property As Surplus And/Or Scrap

Council Member Hendrickson made a motion to read Resolution No. R21-0706 on its first and only reading by title, seconded by Council Member Groeteke. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R21-0706, seconded by Council Member Groeteke.

Vote:

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

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Motion carried.

XV. INTRODUCTION OF BILLS

Bill No. 21-0724 – VR21054 Huntington Trails Phase 12 – District 5

Council Member Hendrickson made a motion to place Bill No. 21-0724 on its first reading by title, seconded by Council Member Stallman. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 21-0724 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 - Council Member Perry:	Abstain
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0725 – PM21054 Pleasantview Motel – District 4

Council Member Groeteke made a motion to place Bill No. 21-0725 on its first reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion to approve Bill No. 21-0725 and move it to Perfection, 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 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0726 – PR221053 Rezoning and a Development Plan for Belleville RV Park – District 2

Council Member Reuter made a motion to place Bill No. 21-0726 on its first reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Reuter made a motion to approve Bill No. 21-0726 and move it to Perfection, seconded by Council Member Groeteke.

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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 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0727 – Delinquent Tax Pursuant Trustee

Council Member Perry made a motion to place Bill No. 21-0727 on its first reading by title, seconded by Council Member Stallman. Council Member Perry read the Bill by title.

Council Member Perry made a motion to approve Bill No. 21-0727 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 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0728 – Commissary and E-Cig Purchases

Council Member Hendrickson made a motion to place Bill No. 21-0728 on its first reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 21-0728 and move it to Perfection, seconded by Council Member Groeteke.

Vote:

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

Motion carried.

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Bill No. 21-0730 – Authorize an Amendment to the 2021 Budget for the Purchase Of Real Property - District 6.

Council Member Stallman made a motion to place Bill No. 21-0730 on its first reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Stallman made a motion to approve Bill No. 21-0730 and move it to Perfection, seconded by Council Member Groeteke.

Vote:

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

Motion carried.

XVI. **PERFECTION OF BILLS**

Bill No. 21-0707 – Amending Title V, Chapter 500 Of The Code Of Ordinances

Council Member Hendrickson made a motion to place Bill No. 21-0707 on its second reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 21-0707 and move it to Final Passage, seconded by Council Member Groeteke.

Vote:

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

Motion carried.

Bill No. 21-0708 – PC21039 Development Plan For Nation Wide Turf – District 6

Council Member Hendrickson made a motion to place Bill No. 21-0708 on its second reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Stallman made a motion to approve Bill No. 21-0708 and move it to Final Passage, seconded by Council Member Perry.

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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 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0709 – RCS21051 Zone Change for Parcel Number Located at Browns Ford Road – District 7

Council Member James made a motion to place Bill No. 21-0709 on its second reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member James made a motion to approve Bill No. 21-0709 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 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0710 – Amending Code of Ordinance 20-0221 – Public Nuisance

Council Member Hendrickson made a motion to place Bill No. 21-0710 on its second reading by title, seconded by Council Member Stallman. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 21-0710 and move it to Final Passage, seconded by Council Member Stallman.

Roll Call Vote:

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

Motion carried.

XVII. **FINAL PASSAGE OF BILLS**

Bill No. 21-0707 – Amending Title V, Chapter 500 Of The Code Of Ordinances

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Council Member Hendrickson made a motion to place Bill No. 21-0707 on its third reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve and finally pass Bill No. 21-0707, seconded by Council Member Groeteke.

Vote:

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

Motion carried.

Bill No. 21-0708 – PC21039 Development Plan For Nation Wide Turf – District 6

Council Member Stallman made a motion to place Bill No. 21-0708 on its third reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Stallman made a motion to approve and finally pass Bill No. 21-0708, 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 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 21-0709 – RCS21051 Zone Change for Parcel Number Located at Browns Ford Road – District 7

Council Member James made a motion to place Bill No. 21-0709 on its third reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member James made a motion to approve and finally pass Bill No. 21-0709, seconded by Council Member Groeteke.

Vote:

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

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Motion carried.

Bill No. 21-0710 – Amending Code of Ordinance 20-0221 – Public Nuisance

Council Member Hendrickson made a motion to place Bill No. 21-0710 on its third reading by title, seconded by Council Member Stallman. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve and finally pass Bill No. 21-0710, 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:	No
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

XVIII. OTHER MATTERS

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

Council Member Haskins made a motion to put on the 8/23/21 Regular Meeting Agenda a 3/8 of 1% tax increase for parks, seconded by Tracy Perry.

Roll Call Vote:

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

Motion carried.

Council Member Hendrickson announced there will be a Work Session 8/2/2021 at 6:30 p.m.

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 – Council Member Haskins:

- Thanked Council Member from District 5 for reading.

District 2 – Council Member Reuter:

- Congratulated the County Executive for negotiating a great price for the property that will be the future site for our jail.
- Apologized for missing the last Council Meeting. She was welcoming her son home from Europe, where for the past year he was protecting Europe with our NATO allies.

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District 3 – Council Member Hendrickson:

- No Report.

District 4 – Council Member Groeteke:

- Thanked Citizen for making purchases in Jefferson County
- Reminded all to shop Kimmswick.

District 5 – Council Member Perry:

- No report.

District 6 – Council Member Stallman:

- No report.

District 7 – Council Member James:

- Attended and enjoyed the Jefferson County Fair.

XX. **ADJOURNMENT**

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

Vote:

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

Motion carried, and the meeting adjourned at 8:22 p.m.

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