

JEFFERSON COUNTY, MISSOURI – JOURNAL

August 24, 2020
Regular Meeting
Jefferson County Administration Center, Hillsboro, MO
Assembly Room
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The Jefferson County, Missouri, Council conducted a Regular Meeting on Monday, August 24, 2020 at 6:30 p.m. via phone 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 Phil Hendrickson gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Recited by Council Member Perry. County Executive Gannon recognized Veterans and active military for their service.

IV. ROLL CALL

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

V. PUBLIC COMMENTS

Council assistant Schlette read the following comments into the record:

Emily Schwartze Post, 10104 Old Olive Street Road, St Louis:

On behalf of the Home Builders Association of St. Louis and Eastern Missouri (HBA) and its 610 member companies, I thank you for the opportunity to comment on proposed amendments to the Jefferson County Unified Development Order (UDO) that will be before the County Council on Monday, August 24, 2020. The HBA believes there are several positive proposals contained in the exhibit and we commend the county for considering these important revisions. However, we would like to respectfully offer the proposed amendments listed below as we feel these changes make sense for home building in Jefferson County.

Section 400.430. Building Permit – Application, Content and Submission Requirements.

In this section, it has been proposed to add this sentence: The location of proposed structures and property lines shall be staked on the lot by a licensed professional land surveyor. The HBA respectfully asks this sentence be revised as follows:

After issuance of a building permit but prior to excavation, the The location of proposed structures and property lines shall be staked on the lot by **under the direction of** a licensed professional land surveyor.

The HBA requests this change for two reasons. First, we believe this will provide clarification as to when the stakeout needs to occur in the overall process. Second, we understand that the individual physically completing the stakeout in the field is not always a licensed professional land surveyor but is instead working under such a professional who guarantees the stakes are placed correctly.

Section 400.1175. Large Residential Developments – Planned Zoning and Traffic Study Required.

This section proposes to add the following requirements:

Any residential development that proposes fifty (50) or more lots or units shall only be permitted within a planned zone district. Any person proposing a residential development with fifty (50) or more lots or units shall:

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3. Submit a comprehensive traffic study that determines the effects of the proposed development on the street or highway system. The traffic study shall be submitted with the application for rezoning or development plan.

The HBA respectfully requests this section be revised as follows:

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Any residential development that proposes fifty (50) or more **than 100** lots or units shall only be permitted within a planned zone district. Any person proposing a residential development with fifty (50) or more **than 100** lots or units shall:

3. Submit a comprehensive traffic study **analysis** that determines the effects of the proposed development on the street or highway system. The traffic study **analysis** shall be submitted with the application for rezoning or development plan **prior to review by the County Council.**

The HBA proposes these revisions for the following reasons. First, using the term traffic *analysis* rather than traffic study is more encompassing of the information a traffic engineer may produce for a new residential development. Further, having that analysis prepared by the time of County Council review makes sense for the current development process. Finally, amending the number of lots or units that warrant a traffic analysis from 50 to more than 100 will keep Jefferson County consistent with other neighboring jurisdictions and with the county's current requirement that developments must have two points of access if there are more than 100 lots.

Section 400.2530. Street Standards – General.

The HBA supports the addition of the following:

D. If after review by the Planning Division it is determined that there is no alternate location that does not conflict with the one hundred twenty-five (125) foot offset required by this Section, Section 400.2260(A)(1)(c), Section 400.2620 or Section 400.4100(A)(3)(c), and that adequate sight distance may be achieved, the Director may approve an entrance, street or driveway location without the need for a deviation or modification.

Section 400.5560. Drainage and Storm Sewers.

Subsection B is proposed to be revised as follows:

Drainage improvements (including detention) shall be designed using the "Rational Method" a TR-55 Analysis to determine flow quantities.

The HBA believes this section should be revised so that **required detention** is designed using a **TR-55 Analysis**, but that piping systems are still designed using the Rational Method. Additionally, please note we believe many local engineers would agree with this comment.

Thank you for allowing the HBA to share our input. We have always appreciated our good working relationship with Jefferson County, most recently on review and adoption of the new residential building code, and we look forward to continuing that relationship. I can be reached at 314.817.5616 or SchwartzE@hbastl.com. Emily Schwartz Post, Staff Vice President for Public Policy

VI. APPROVAL OF THE AGENDA

Council Member Haskins made a motion to amend the Agenda to remove Bill No. 20-0834 (Amending UDO) and put it back on a future time and date, seconded by Council Member Terry. There was discussion between the County Executive and Council Members. *Note: Council Member Reuter joined the meeting during the discussion, at approximately 6:42 p.m.* Council Member Terry removed his second.

Council Member Haskins' motion to remove Bill No. 20-0834 died for lack of a second.

Council Member Reuter made a motion to amend the Agenda to remove Bill No. 20-0833 (Miller Crossing) and specifically requested to hold a hearing at the County Council level, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	No
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Abstain

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District 6 - Council Member Stallman: **No**
District 7 - Council Member Terry: **Yes**

Motion carried.

Council Member Hendrickson made a motion to approve the Agenda as amended, seconded by Council Member Reuter.

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 Terry: **Yes**

Motion carried.

VII. APPROVAL OF THE JOURNAL

a. Approval of the August 10, 2020 Journal - Regular Meeting

Council Member Hendrickson made a motion to approve the Journal of the August 10, 2020 Regular Meeting, seconded by Council Member Reuter.

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 Terry: **Yes**

Motion carried.

VIII. PUBLIC HEARING

County Executive Gannon opened a Public Hearing Regarding the Five-Year Capital Program and Strategic Plan for Jefferson County, Missouri and stated no comments were received.

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

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 Terry: **Yes**

IX. REPORT FROM COUNTY EXECUTIVE

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County Executive Gannon stated the most recent information from the Health Department and the St. Louis Pandemic Task Force shows a quickly growing upward trend in COVID cases in Jefferson County and one of the reasons the meeting was held by phone to safeguard everyone. County Counselor Carl “Wes” Yates III pointed out the inaccuracies of an article in today’s *St. Louis Post-Dispatch* newspaper concerning payment for a temporary morgue in St. Louis County, noting Jefferson County was not a part of the agreement as stated in the article.

X. RECONSIDERATION OF BILLS

None

XI. RECONSIDERATION OF VETOED BILLS

None

XII. CONSENT AGENDA

Council Member Hendrickson made a motion to introduce and read the Bills on the Consent Agenda as amended by title, seconded by Council Member Reuter. Council Member Perry read Bills 20-0811 through 20-0828 by title.

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

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 Terry:	Yes

Motion carried.

XIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

None

XIV. CONSIDERATION OF RESOLUTIONS

Resolution No. R20-0803 – Surplus Scrap

Council Member Hendrickson made a motion to introduce Resolution No. R20-0803, seconded by Council Member Reuter. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R20-0803, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Resolution No. R20-0804 – Five Year Capital Program and Strategic Plan

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Council Member Hendrickson made a motion to introduce Resolution No. R20-0804, seconded by Council Member Reuter. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R20-0804, seconded by Council Member Reuter. There was discussion and Council Member Groeteke requested his questions on this Plan be addressed and Council Member Reuter requested time to meet with the Director of Administration David Courtway or the County Executive to have a conversation.

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 Terry:	Yes

Motion carried.

Resolution No. R20-0805 – Correct Erroneous Assessments – Real Property

Council Member Hendrickson made a motion to introduce Resolution No. R20-0805, seconded by Council Member Reuter. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R20-0805, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Resolution No. R20-0806 – Correct Erroneous Assessments – Personal Property

Council Member Hendrickson made a motion to introduce Resolution No. R20-0806, seconded by Council Member Reuter. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R20-0806, seconded by Council Member Reuter.

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

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District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

XV. INTRODUCTION OF BILLS

Bill No. 20-0829 – District 5 – Subdivision Street Maintenance Agreement – Brook Stone Phase 1 Property Committee

Council Member Hendrickson made a motion to place Bill No. 20-0829 on its first reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 20-0829 and move it to Perfection, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Bill No. 20-0830 – District 6 - CU20025 Medical Marijuana Transportation Facility

Council Member Hendrickson made a motion to place Bill No. 20-0830 on its first reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 20-0830 and move it to Perfection, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Bill No. 20-0831 – District 6 - CU20026 Medical Marijuana Dispensary

Council Member Hendrickson made a motion to place Bill No. 20-0831 on its first reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 20-0831 and move it to Perfection, seconded by Council Member Reuter.

Vote:

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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 Terry:	Yes

Motion carried.

Bill No. 20-0832 – District 6 - CU20027 Medical Marijuana Infused Product Manufacturing Facility

Council Member Hendrickson made a motion to place Bill No. 20-0832 on its first reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 20-0832 and move it to Perfection, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

REMOVED Bill No. 20-0833– District 3 – PR220015 – Miller Crossing

Bill No. 20-0834 – Amend Title IV, Chapter 400 and 401 - UDO

Council Member Hendrickson made a motion to place Bill No. 20-0834 on its first reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 20-0834 and move it to Perfection, seconded by Council Member Reuter. Council Members Groeteke and Perry made comments about the HBA concerns and the need to move the matter forward.

Vote:

District 1 - Council Member Haskins:	No
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 Terry:	Yes

Motion carried.

XVI. PERFECTION OF BILLS

Bill No. 20-0808 – Tax Trustee - DeSoto

Council Member Hendrickson made a motion to place Bill No. 20-0808 on its second reading by title, seconded by

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Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion that Bill No. 20-0808 be perfected and moved to Final Passage, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Bill No. 20-0809– Amend 2020 Budget – Additional Revenue – CDBG

Council Member Hendrickson made a motion to place Bill No. 20-0809 on its second reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion that Bill No. 20-0809 be perfected and moved to Final Passage, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Bill No. 20-0810 – Amend Title V, Chapter 505 – Stormwater Management Design

Council Member Groeteke made a motion to place Bill No. 20-0810 on its second reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion that Bill No. 20-0810 be perfected and moved to Final Passage, 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 Terry:	Yes

Motion carried.

XVII. FINAL PASSAGE OF BILLS

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Bill No. 20-0808 – Tax Trustee - DeSoto

Council Member Hendrickson made a motion to place Bill No. 20-0808 on its third and final reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion that Bill No. 20-0808 be approved and finally passed, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Bill No. 20-0809– Amend 2020 Budget – Additional Revenue – CDBG

Council Member Hendrickson made a motion to place Bill No. 20-0809 on its third and final reading by title, seconded by Council Member Reuter. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion that Bill No. 20-0809 be approved and finally passed, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried.

Bill No. 20-0810 – Amend Title V, Chapter 505 – Stormwater Management Design

Council Member Groeteke made a motion to place Bill No. 20-0810 on its third and final reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion that Bill No. 20-0810 be approved and finally passed, 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 Terry:	Yes

Motion carried.

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XVIII. OTHER MATTERS

None

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 - Council Member Haskins:

- Thanked Steve Taylor of *The Leader* for an article on August 13th about improvements for the High Ridge Civic Center, also thanking Parks Director Tim Pigg and the Administration for their efforts;
- Commented on the beautiful condition of Winter Park in District 2.

District 2 – Council Member Reuter:

- Gave a shout out to school districts, teachers and students during the difficult year;
- Libraries are open and offering craft bags to go as an activity for children and have special hours for seniors and those with medical conditions.

District 3 – Council Member Hendrickson: No report

District 4 – Council Member Groeteke:

- Urged all citizens to continue to use best judgement during the State of Emergency and follow the recommended guidelines from health officials;
- Reminded all to shop Kimmswick.

District 5 – Council Member Perry: No report

District 6 – Council Member Stallman: No report

District 7 – Council Member Terry:

- Thanked Director of Public Works Jason Jonas for his efforts working with the architect for the Animal Resource Center

XX. CLOSED SESSION

None

XXI. ADJOURNMENT

Council Member Hendrickson made a motion to adjourn the meeting, seconded by Council Member Reuter.

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 Terry:	Yes

Motion carried, and the meeting adjourned at 7:29 p.m.