

# JEFFERSON COUNTY, MISSOURI – JOURNAL

October 24, 2022  
Regular Meeting  
Administration Center, Hillsboro, MO  
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The Jefferson County, Missouri, Council conducted a regular meeting on Monday, October 24, 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 Executive Gannon gave the Invocation.

## III. PLEDGE OF ALLEGIANCE

Recited.

*County Executive Dennis 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 - Scott Seek:	Present
District 6 - Dan Stallman:	Present
District 7 - Vicky James:	Present

## V. PUBLIC COMMENTS

**The following people spoke regarding Homelessness in Jefferson County.**

- Pastor Dan Ross, 6434 Upper Byrnes Mill, House Springs
- Ms. Sue Curfman, 21 Municipal Drive, Arnold
- Ms. Anne-Marie Denny, 405 Main Street, Hillsboro
- Ms. Jillian Bissell, 405 Main Street, Hillsboro
- Ms. Amber Myers, 4713 Southpointe Drive, East, Imperial
- Ms. Paulette Hensley, 6180 Dutch Creek, Cedar Hill
  
- Ms. Lori Arons, 1031 Scenic Oaks Court, Imperial – spoke concerning the Planning & Zoning meetings and would like to see if they can be recorded and available to watch online. She also spoke regarding the facial expressions of the Council Members faces during Council Meetings. Ms. Arons mentioned even though a lot of people may not attend in person, there are people who watch the video of the meeting.
  
- Ms. Kathy Rakey, 1807 Hanover Lane, Barnhart – spoke regarding a cat issue and Animal Control not doing their job.

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## VI. APPROVAL OF THE AGENDA

**Council Member Phil Hendrickson made a motion to approve the Agenda as presented, 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 Groetke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

## VII. APPROVAL OF THE JOURNAL

### **Approval of the October 11, 2022, Journal – Regular Meeting**

**Council Member Hendrickson made a motion to approve the Journal of the October 11, 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 Groetke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

## VIII. PUBLIC HEARING

None

## IX. REPORT FROM COUNTY EXECUTIVE

- The Budget for 2023 is currently being worked on. The documents will be presented to the Council by the end of the day on November 1, 2022.
- Mr. Jason Eisenbeis, Crystal City Administrator, and Todd Tracy from Economic Development Corporation of Jefferson County, were introduced by Mr. Gannon. He thanked them both for their efforts to help bring James Hardie to Jefferson County.
- Mr. Gannon also thanked the County Council for their commitment to Redbird, now known as James Hardie. James Hardie is the world's number one fiber cement and fiber Egyptian building solution. They manufacturer siding and backer board for the building industry. James Hardie has plans to build a one million square foot facility in Crystal City.

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X. **RECONSIDERATION OF BILLS**

None

XI. **CONSIDERATION OF VETOED BILLS**

None

XII. **CONSENT AGENDA**

**Council Member Hendrickson noted there were two bills with Scrivener Errors, Bill 22-1021, (the title states Change Order Number 1, however it should be Change Order Number 2), and Bill 22-1024, (page 3, line 2 has an incorrect date; it should be 11/1/22 – 10/31/23). Both Scrivener Errors are being corrected.**

**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 Seek read Bills 22-1021 through 22-1034 by title.

**Vote:**

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

Motion carried.

**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 Groetke:	Yes
District 5 - Council Member Seek:	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

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## XIV. CONSIDERATION OF RESOLUTIONS

**Resolution No. R22-1003 Applicant Christy Layman Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2022.**

**Council Member Hendrickson made a motion to read Resolution No. R22-1003 on its first and only reading by title, seconded by Council Member Stallman.** Council Member Seek read the Resolution.

**Council Member Reuter made a motion to adopt Resolution No. R22-1003, 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 Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

**Resolution No. R22-1004 Denial Of Application PC22062 To Rezone From Single Family Residential To Planned Commercial And The Development For Genuine Lawn Care, District 2.**

**Council Member Reuter made a motion to read Resolution No. R22-1004 on its first and only reading by title, seconded by Council Member Hendrickson.** Council Member Seek read the Resolution.

**Council Member Reuter made a motion to adopt Resolution No. R22-1004, 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 Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

**Resolution No. R22-1005 Correct Erroneous Assessments , Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Personal Property)**

**Council Member Hendrickson made a motion to read Resolution No. R22-1005 on its first and only reading by title, seconded by Council Member Stallman.** Council Member Seek read the Resolution.

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**Council Member Hendrickson made a motion to adopt Resolution No. R22-1005, 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 Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

**Resolution No. R22-1006 A Resolution Declaring Certain Property As Surplus And/Or Scrap And Providing The Authorization For The Disposal Of Said Property By The County Executive.**

**Council Member Hendrickson made a motion to read Resolution No. R22-1006 on its first and only reading by title, seconded by Council Member Stallman.** Council Member Seek read the Resolution.

**Council Member Hendrickson made a motion to adopt Resolution No. R22-1006, 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 Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

## XV. INTRODUCTION OF BILLS

**Bill No. 22-1035 – Approving Application CU22057 For The Issuance Of A Conditional Use Permit For A 255-Foot Telecommunication Tower In The Single Family Residential Zone District, District 1.**

**Council Member Haskins made a motion to introduce Bill No. 22-1035 by title, seconded by Council Member Hendrickson.** Council Member Seek read the Bill by Title.

**Council Member Haskins made a motion to approve Bill No. 22-1035 and move it to Perfection, seconded by Council Member Hendrickson.**

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

Motion carried.

## **XVI. PERFECTION OF BILLS**

**Bill No. 22-1019 - Amendment Of The 2022 Budget Pursuant To The Home Rule Charter Of Jefferson County, To Reflect The Balance Transfer To Cover Medical Examiner Services.**

**Council Member Hendrickson made a motion to place Bill No. 22-1019 on its second reading by title, seconded by Council Member Stallman. Council Member Seek read the Bill by title.**

**Council Member Hendrickson made a motion to perfect Bill No. 22-1019 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 Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

**Bill No. 22-1020 - An Ordinance Approving Application PR222059 A Rezoning Of A Portion Of Property From Single Family Residential To Planned Mixed Residential And A Revised Development Plan For Twin Rivers RV Park Expansion, District 1.**

**Council Member Haskins made a motion to place Bill No. 22-1020 on its second reading by title, seconded by Council Member Stallman. Council Member Seek read the Bill by title.**

**Council Member Haskins made a motion to perfect Bill No. 22-1020 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 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

## XVII. FINAL PASSAGE OF BILLS

**Bill No. 22-1019 - Amendment Of The 2022 Budget Pursuant To The Home Rule Charter Of Jefferson County, To Reflect The Balance Transfer To Cover Medical Examiner Services.**

**Council Member Hendrickson made a motion to place Bill No. 22-1019 on its third reading by title, seconded by Council Member Stallman.** Council Member Seek read the Bill by title.

**Council Member Hendrickson made a motion to approve and finally pass Bill No. 22-1019, 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 Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

**Bill No. 22-1020 - An Ordinance Approving Application PR222059 A Rezoning Of A Portion Of Property From Single Family Residential To Planned Mixed Residential And A Revised Development Plan For Twin Rivers RV Park Expansion, District 1.**

**Council Member Haskins made a motion to place Bill No. 22-1020 on its third reading by title, seconded by Council Member Stallman.** Council Member Seek read the Bill by title.

**Council Member Haskins made a motion to approve and finally pass Bill No. 22-1020, 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 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

## **XVIII. OTHER MATTERS**

### **A. County Council Member Motions Regarding Future Agendas – Other Matters.**

- **Councilman Haskins made a motion to add a discussion and review the Ordinance regarding the installation of gates to private communities, be added to the next Council Meeting Agenda, seconded by Councilwoman Reuter. Councilman Hendrickson requested Counselor Yates' input on the subject. Mr. Yates said the Ordinance was just reviewed in 2020 and suggested to pass a Resolution to direct Code Enforcement Director Eric Larson to start the Planning and Zoning process and maybe have a Work Session with them. Mr. Haskins withdrew his motion, and Ms. Reuter withdrew her second.**
- **Council Member Hendrickson reminded everyone of the Work Session scheduled for November 7, 2022, at 6:30 p.m. to complete the review of the Rules Of Procedure.**

### **B. Motion To Acknowledge And Ascertain The Calculations Of The Average School Tax Rate For 2022. Council Member Hendrickson made a motion to acknowledge receipt of the calculations of the average school tax rate for 2022, 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 Seek:	Yes
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.

### **District 2 – Council Member Reuter:**

- No comments.



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## **District 3 – Council Member Hendrickson:**

- Reminded the Council Members to sign the Journals and Average School Tax Rate for 2022, before leaving.

## **District 4 – Council Member Groeteke:**

- Gave his condolences to Southwest High School and the citizens of St Louis.
- The Apple Butter Festival is this weekend in Kimmswick.

## **District 5 – Council Member Seek:**

- Spoke about James Hardie and how this is exciting news for District 5.
- Go to the website Showme.com to see all the events going on in Jefferson County.

## **District 6 – Council Member Stallman:**

- No comments.

## **District 7 – Council Member James:**

- Thanked the departments who helped clean up the property on Bandstand.

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

Motion carried, and the meeting adjourned at 7:42 p.m.