



## COUNTY COUNCIL NOTICE OF A REGULAR MEETING

Notice is hereby given that the Jefferson County, Missouri, Council, will conduct a Regular Meeting on Monday, February 27, 2023, 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. PROCLAMATIONS
- VI. PUBLIC COMMENTS
- VII. APPROVAL OF THE AGENDA
- VIII. APPROVAL OF THE JOURNAL
  - A. Approval of the February 6, 2023, Journal – Work Session.
  - B. Approval of the February 14, 2023, Journal – Regular Meeting.
- IX. COUNCIL INTERVIEWS FOR DISTRICT #2 VACANCY
  - A. Interviews Scheduled by Order of Lottery.
  - B. Closed Session Pursuant to Section 610.021 Paragraph (3) of the Revised Statutes of the State of Missouri for the Purpose of Discussing Personnel.
    1. Consideration of Candidates.
    2. Voting to Fill District #2 Seat.
- X. ANNOUNCEMENT AND SWEARING IN OF NEW DISTRICT #2 COUNCILMEMBER
- XI. PUBLIC HEARING
- XII. REPORTS FROM COUNTY EXECUTIVE
- XIII. RECONSIDERATION OF BILLS
- XIV. CONSIDERATION OF VETOED BILLS

XV. CONSENT AGENDA

Bill No. 23-0229 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For The Appraisal Services 2021 Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 23-0230 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Legal Services – Circuit Clerk 2022, Office Of The Circuit Clerk. *(Circuit Clerk)*

Bill No. 23-0231 - An Ordinance To Authorize The Purchase Of Copiers And Printers From GFI Digital, Inc., Such Purchase To Be Made Pursuant To A National Cooperative Agreement Which Originated Between Omnia Partners And The Regents Of The University Of California, And The Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Purchase For The Department Of The County Assessor. *(Department of the Assessor)*

Bill No. 23-0232 - An Ordinance Authorizing The Expenditure, Appropriation, And Payment Of Funds From The County’s Portion Of The American Rescue Plan Act Of 2021 (“ARPA”) In Order To Reimburse Applicants Under The Program For Those Applicant’s Approved Expenses Therein. *(Department of the Auditor)*

XVI. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XVII. CONSIDERATION OF RESOLUTIONS

Resolution No. R23-0210 - A Resolution And Order Of The Jefferson County, Missouri, Council To Consent To The Nomination And Appointment Of Mick Fischer, To The Public Safety Commission, Jefferson County, Missouri, And Terms Thereof. *(County Executive)*

XVIII. INTRODUCTION OF BILLS

Bill No. 23-0233 - An Ordinance To Authorize The County Executive To Execute Acceptance Of Conveyances Between Jefferson County, Missouri, And The State Of Missouri Through The Missouri Highways And Transportation Commission For The Purpose Of Accepting And Recording Quitclaim Deeds Of Easements And Real Property Along Old State Route 21, East Outer 21 Road, West Outer 21 Road, West Rock Creek Road, East Swaller Road, West Swaller Road, Blecha Road, Kenneth Drive, Blue Springs Drive, Heads Creek Road And West Four Ridge Road Located In Council Districts 2 And 7. *(Department of Public Works)*

Bill No. 23-0234 - An Ordinance Approving Application PC23002 To Rezone One Parcel From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For South Texas Endeavors Located In Council District 2. *(Department of County Services and Code Enforcement)*

XIX. PERFECTION OF BILLS

Bill No. 23-0220 - An Ordinance Approving And Adopting The Jefferson County, Missouri, Emergency Operations Plan As Prepared By The Jefferson County Public Safety Commission. *(Department of Emergency Management)*

*(Perfection of Bills, Continued)*

Bill No. 23-0221 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Liberty Ridge Subdivision Property Owners' Association For The Public Maintenance Acceptance Of Liberty Meadows Road And Liberty Ridge Road, Located In Council District 6. *(Department of Public Works)*

Bill No. 23-0222 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Villages Of Yorktown Subdivision Homeowners' Association For The Public Maintenance Acceptance Of Mayfair Court, Kingsgate Parkway (EB), Kingsgate Parkway (WB), Kingsgate Parkway (Court), Dorchester Court, Dorchester Circle, Downing Street, And Portsmouth Lane, Located In Council District 1. *(Department of Public Works)*

Bill No. 23-0223 - An Ordinance To Authorize An Amendment Of The 2023 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2022) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Be Used For Forensic Examination Equipment. *(Department of the Sheriff)*

Bill No. 23-0224 - An Ordinance To Authorize An Amendment Of The 2023 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2022) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Be Used For Law Enforcement Supplies, Office Furniture And Equipment, Computer Equipment-Hardware, Motor Vehicle Equipment. *(Department of the Sheriff)*

Bill No. 23-0225 - An Ordinance To Authorize An Amendment Of The 2023 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2022) To Reflect The Transfer Of Budget Funds Between The Law Enforcement Fund Reserve Account And Law Enforcement Fund Reserve Revenue Account To Pay The Cost Of Design Services For The Jefferson County Forensic Crime Lab. *(Department of the Sheriff)*

Bill No. 23-0226 - An Ordinance To Authorize An Amendment Of The 2023 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2022) To Reflect The Transfer Of Budget Funds Between The Assessment Fund Reserve Account And Assessment Fund Reserve Revenue Account For The Vehicle Valuation Data Contract, Office Furniture And Equipment, Copiers And Printers And Computer Upgrades To Windows 11. *(Department of the Assessor)*

Bill No. 23-0227 - An Ordinance Approving Application PC22076 To Rezone A Portion Of The Subject Property From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For 949 Montebello Storage Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 23-0228 - An Ordinance Approving Application PC22077 To Rezone A Portion Of The Subject Property From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Old State Rd. Self Storage Located In Council District 4. *(Department of County Services and Code Enforcement)*



XX. FINAL PASSAGE OF BILLS

Bill No. 23-0220 - An Ordinance Approving And Adopting The Jefferson County, Missouri, Emergency Operations Plan As Prepared By The Jefferson County Public Safety Commission. *(Department of Emergency Management)*

Bill No. 23-0221 - An Ordinance To Authorize The County Executive To Execute A Subdivision Street Maintenance Agreement Between Jefferson County, Missouri And The Liberty Ridge Subdivision Property Owners' Association For The Public Maintenance Acceptance Of Liberty Meadows Road And Liberty Ridge Road, Located In Council District 6. *(Department of Public Works)*

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Bill No. 23-0226 - An Ordinance To Authorize An Amendment Of The 2023 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2022) To Reflect The Transfer Of Budget Funds Between The Assessment Fund Reserve Account And Assessment Fund Reserve Revenue Account For The Vehicle Valuation Data Contract, Office Furniture And Equipment, Copiers And Printers And Computer Upgrades To Windows 11. *(Department of the Assessor)*

Bill No. 23-0227 - An Ordinance Approving Application PC22076 To Rezone A Portion Of The Subject Property From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For 949 Montebello Storage Located In Council District 4. *(Department of County Services and Code Enforcement)*



*(Final Passage of Bills, Continued)*

Bill No. 23-0228 - An Ordinance Approving Application PC22077 To Rezone A Portion Of The Subject Property From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Old State Rd. Self Storage Located In Council District 4. *(Department of County Services and Code Enforcement)*

XXI. OTHER MATTERS

A. County Council Motions Regarding Future Agendas – Other Matters. *(County Council)*

XXII. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

XXIII. ADJOURNMENT

*Representatives of the media may obtain copies of this notice by contacting Leah Smith of the County Executive Office, Jefferson County, Missouri, PO Box 100, Hillsboro, Missouri 63050, 636-797-5400. The custodian of records contact for the County Council is Cherlynn Boyer, 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.: 23-0229

ORDINANCE NO.: 23- \_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER (s) \_\_\_\_\_

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE CHANGE ORDER NO. 1 FOR THE APPRAISAL SERVICES 2021**  
3           **CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF**  
4           **PUBLIC WORKS.**

5           **WHEREAS**, Pursuant to Ordinances 21-0345 and 22-0421, Jefferson County,  
6 Missouri and the Department of Public Works entered into a Contract, known as the  
7 Appraisal Services 2021 Contract, with Bruns Real Estate Services, STLGAPP I, LLC  
8 DBA Integra Realty Resources St. Louis, and Lochmueller Group, Inc., for \$75,000.00 per  
9 term; and,

10           **WHEREAS**, the Department of Public Works of Jefferson County, Missouri finds  
11 that it is now necessary to adjust the estimated amount of the Appraisal Services 2021  
12 Contract; and

13           **WHEREAS**, the need for the adjustment is due to more projects during the contract  
14 term that have had more difficult land acquisitions; and

15           **WHEREAS**, Jefferson County, Missouri and the Department of Public Works for  
16 Jefferson County, hereby request an increase of an additional Fifty Thousand Dollars  
17 **(\$50,000.00)** to the Appraisal Services 2021 Contract with Bruns Real Estate Services,  
18 STLGAPP I, LLC DBA Integra Realty Resources St. Louis, and Lochmueller Group, Inc.,  
19 to cover the cost of the projects to be completed during the term; and,

1           **WHEREAS** Jefferson County, Missouri, Council finds that it is now necessary and  
2 in the best interest of the County to execute Change Order No. 1 to the Appraisal Services  
3 2021 Contract with Bruns Real Estate Services, STLGAPP I, LLC DBA Integra Realty  
4 Resources St. Louis, and Lochmueller Group, Inc., for an increase of Fifty Thousand Dollars  
5 **(\$50,000.00)** to the contract sum, subject to budgetary limitations; for a revised total of One  
6 Hundred Twenty-Five Thousand Dollars **(\$125,000.00)** for the Appraisal Services 2021  
7 Contract upon approval.

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

8           Section 1.       The Contract with Bruns Real Estate Services, STLGAPP I, LLC  
9 DBA Integra Realty Resources St. Louis, and Lochmueller Group, Inc., for the Appraisal  
10 Services 2021 Services shall be increased by Fifty Thousand Dollars **(\$50,000.00)** for a  
11 revised total cost of One Hundred Twenty-Five Thousand Dollars **(\$125,000.00)**, subject to  
12 budgetary limitations, upon approval by the County Council and County Executive.

13           Section 2.       The Jefferson County, Missouri, Council hereby authorizes the County  
14 Executive to execute Change Order No. 1 to the Appraisal Services 2021 Contract with  
15 Bruns Real Estate Services, STLGAPP I, LLC DBA Integra Realty Resources St. Louis,  
16 and Lochmueller Group, Inc., and any agreements or contracts necessary to effectuate the  
17 award of the bids and proposals set forth in this Ordinance. The County Executive is further  
18 authorized to take any and all actions necessary to carry out the intent of this Ordinance.

19           Section 3.       Copies of all Invitations for Bid, response thereto, any contract  
20 agreements and change orders shall be maintained by the Department of the County Clerk

1 consistent with the rules and procedures for the maintenance and retention of records as  
2 promulgated by the Secretary of State.

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

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant



**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

Reading Date: 02-27-2023

BILL NO.: 23-0230

ORDINANCE NO.: 23- \_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(S) \_\_\_\_\_

1           **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**  
2           **PRODUCTS AND SERVICES FOR LEGAL SERVICES – CIRCUIT CLERK 2022,**  
3           **OFFICE OF THE CIRCUIT CLERK.**

4           **WHEREAS**, Pursuant to Ordinance 22-0165 Jefferson County, Missouri entered  
5 into a Contract, known as the Legal Services – Circuit Clerk 2022 Contract, with  
6 Wegmann, Eden, Mikale & Bishop, PC; 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	Legal Services – Circuit Clerk 2022
13	<u>AWARDED BIDDER</u>
14	Wegmann, Eden, Mikale & Bishop, PC
15	<u>ORDINANCE NUMBER</u>
16	22-0165

17           **WHEREAS**, the Office of the Circuit Clerk of Jefferson County, Missouri,  
18 requested renewal from the awarded bidder, Wegmann, Eden, Mikale & Bishop, PC to  
19 renew the contract for the Legal Services – Circuit Clerk 2022 with the County; and

1           **WHEREAS,** the Jefferson County, Missouri, Council finds it is in the best interest  
2 of the County to renew the bid award for Wegmann, Eden, Mikale & Bishop, PC, for the  
3 term from the date of approval to 2-25-24 with Wegmann, Eden, Mikale & Bishop, PC  
4 with approval of the County Council and County Executive up to **\$24,000.00 per term,**  
5 **for total amount not to exceed \$24,000.00 for the term,** subject to budgetary limitations.

6           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**  
7 **AS FOLLOWS:**

8           Section 1.     The County authorizes the renewal of the bid awards for an  
9 additional one-year term as follows:

10    BID NAME

11    Legal Services – Circuit Clerk 2022

12    TERM

13    Date of approval to 2-25-24

14    AMOUNT

15    **Up to \$24,000.00 per term,**  
16    **for total amount not to exceed \$24,000.00 for the term,**  
17    subject to budgetary limitations

18    AWARDED BIDDER

19    Wegmann, Eden, Mikale & Bishop, PC

20           Section 2.     The Jefferson County, Missouri, Council hereby authorizes the  
21 County Executive to execute a renewal agreement, attached hereto and incorporated herein

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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

Reading Date: 02-27-2023

BILL NO.: 23-0231

ORDINANCE NO.: 23- \_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(S) \_\_\_\_\_

1           **AN ORDINANCE TO AUTHORIZE THE PURCHASE OF COPIERS AND**  
2 **PRINTERS FROM GFI DIGITAL, INC., SUCH PURCHASE TO BE MADE**  
3 **PURSUANT TO A NATIONAL COOPERATIVE AGREEMENT WHICH**  
4 **ORIGINATED BETWEEN OMNIA PARTNERS AND THE REGENTS OF THE**  
5 **UNIVERSITY OF CALIFORNIA, AND THE AUTHORIZATION FOR THE**  
6 **COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR**  
7 **CONTRACTS TO EFFECTUATE THE PURCHASE FOR THE DEPARTMENT**  
8 **OF THE COUNTY ASSESSOR.**

9           **WHEREAS**, the Regents of the University of California (“UC Regents”),  
10 following issuance of a Request for Proposal, entered into a contract with Ricoh USA, Inc.,  
11 to provide print goods and services, such contract being designated 2021002788 Print  
12 Goods and Services UC Systemwide (“Resultant Agreement”); and

13           **WHEREAS**, thereafter UC Regents partnered with OMNIA Partners to make the  
14 Resultant Agreement a national cooperative agreement which public agencies, across the  
15 United States, are able to utilize; specifically, the OMNIA Partners National Cooperative  
16 Purchasing Opportunity Contract 2021002788 Print Goods and Services UC Systemwide  
17 (hereinafter sometimes “OMNIA Partners Contract” for short); and

18

1           **WHEREAS**, thereafter, Jefferson County, Missouri, (hereafter, the “County”)  
2 received notice of said national cooperative agreement, for the following items or services:

3   BID NAME  
4   OMNIA Partners National Cooperative Purchasing Opportunity  
5   Contract 2021002788  
6   Print Goods and Services UC Systemwide

7   NUMBER OF VENDOR PARTICIPANTS  
8   3

9   DATE OF ISSUANCE OF CONTRACT  
10    1-26-21

11           **WHEREAS**, GFI Digital, Inc., is one such Vendor Participant in the OMNIA  
12 Partners Contract; and,

13           **WHEREAS**, GFI Digital, Inc., has presented the Department of the County  
14 Assessor with a proposal for the purchase of two printers and two copiers as described in  
15 Exhibit A, attached hereto; and

16           **WHEREAS**, the Assessor desires to purchase the printers and copiers from GFI  
17 Digital, Inc., pursuant to the OMNIA Partners Contract pricing reflected in Exhibit A; and,

18           **WHEREAS**, specifically the Department of the County Assessor would be  
19 purchasing one (1) IM 5000, one (1) IM C3500 and two (2) P 800 copiers for a total amount  
20 of **\$23,637.75 for the term**, subject to budgetary limitations; and

21           **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests  
22 of the County to award the bids and proposals to the vendor participant, GFI Digital, Inc.,



1 for the purchase of one (1) IM 5000, one (1) IM C3500 and two (2) P 800 copiers for the  
2 Department of the Assessor for a one time purchase, for a total not to exceed **\$23,637.75**  
3 for the term, subject to budgetary limitations.

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

6 Section 1. The County authorizes the purchase of one (1) IM 5000, one (1) IM  
7 C3500 and two (2) P 800 copiers for the Department of the Assessor, for a one-time  
8 purchase from GFI Digital, Inc. as shown in Exhibit A, for a total not to exceed **\$23,637.75**  
9 for the term, subject to budgetary limitations.

10 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
11 County Executive to execute any agreements or contracts necessary to effectuate the award  
12 of the bids and proposals set forth in this Ordinance. The County Executive is further  
13 authorized to take any and all actions necessary to carry out the intent of this Ordinance.

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

18 Section 4. 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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

Reading Date: 02-27-2023

BILL NO.: 23-0232

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: Council Member(s): \_\_\_\_\_

1           **AN ORDINANCE AUTHORIZING THE EXPENDITURE,**  
2           **APPROPRIATION, AND PAYMENT OF FUNDS FROM THE COUNTY’S**  
3           **PORTION OF THE AMERICAN RESCUE PLAN ACT OF 2021 (“ARPA”) IN**  
4           **ORDER TO REIMBURSE APPLICANTS UNDER THE PROGRAM FOR**  
5           **THOSE APPLICANT’S APPROVED EXPENSES THEREIN.**

6           **WHEREAS,** Since the first case of Coronavirus disease 2019 (COVID-19) was  
7 discovered in the United States in January 2020, the pandemic has caused a severe,  
8 intertwined public health and economic crises; and,

9           **WHEREAS,** on March 11, 2021, as these crises continued, the American Rescue  
10 Plan Act of 2021 (“ARPA”), known as Pub. L. 117–2 (H.R. 1319) was signed into law on  
11 March 11, 2021, and established the Coronavirus State and Local Fiscal Recovery Funds  
12 (SLFRF) to provide state, local, and Tribal governments with the resources needed to  
13 respond to the pandemic and its economic effects and to build a stronger, more equitable  
14 economy during the recovery; and,

15           **WHEREAS,** these funds are designated to guarantee direct relief to cities, towns  
16 and villages in the United States in several primary areas to offset costs for unbudgeted  
17 and unexpected medical expenses for hospitals, clinics, and similar hospitals, temporary  
18 public medical facilities, measures to combat Covid-19 including related construction  
19 costs for the same, costs of testing, medical response expenses, transportation,

1 telemedicine, public health expenses, expenses for acquisition and distribution of medical  
2 and protective supplies, including sanitizing products and personal protective equipment,  
3 disinfection, technical and mitigation, payroll expenses, expenses for distance learning,  
4 providing for homeless populations, small business reimbursements, expenses for Sewer,  
5 Water, Broadband, Infrastructure and Premium Pay as defined under ARPA, and any  
6 other COVID-19 related expenses reasonably necessary to the function of government  
7 that satisfy the Fund’s eligibility criteria; and,

8         **WHEREAS**, certain expenses are ineligible such as damages covered by  
9 insurance, certain payroll or benefits for work duties not substantially dedicated to  
10 mitigating Covid, expenses that are subject to other federal reimbursements, donated  
11 items, bonuses, severance pay, and legal settlements; and,

12         **WHEREAS**, the effects of the preparation and management of COVID-19 are  
13 occurring and will continue to cause a threat to the life, property, public peace, health,  
14 safety, and welfare of citizens of the County; and,

15         **WHEREAS**, Jefferson County, Missouri, (“County”) has received, or will  
16 receive up to, and been authorized and certified to accept **\$43,719,346.00** in Federal  
17 ARPA (Coronavirus Relief Fund Division Budget) with a breakdown as follows:  
18 **\$21,859,673.00** was received on May 19, 2021, and the remaining **\$21,859,673.00** is  
19 scheduled to be disbursed to the County exactly twelve (12) months from the date of the  
20 first distribution; and,

21

1           **WHEREAS**, funds were placed in the American Rescue Plan Fund, account  
2 #316-0535-4300-0171-999999 (American Rescue Plan Fund, American Rescue Plan,  
3 Grants, American Rescue Plan, Non-Specific) which shall be used for reimbursement of  
4 unbudgeted expenses and assistance to citizens, businesses and agencies within the  
5 County and as authorized by the CARES Act, at the direction of the U.S. Treasury via  
6 guidelines, rules and regulations in accordance with those laws and ultimately by and  
7 through the County’s own requirements; and,

8           **WHEREAS**, the following organizations have submitted verified requests for  
9 reimbursements for said expenses as summarized and set forth in Exhibit A, which is  
10 attached hereto, and which is to be paid out of the County’s portion of the ARPA  
11 Funding:

<u>Organization</u>	<u>Amount</u>
1. Parks and Recreation Department of Jefferson County, MO- Kimmswick Facility Placement Project	\$ 70,000.00

16           **WHEREAS**, said expenses have been fully reviewed, vetted, and approved by the  
17 County’s ARPA Fund Work Group, including the County Executive, County Auditor,  
18 Director of Administration, County Counselor, Executive Assistant and Staff. A  
19 recommendation is therefore made to the Jefferson County, Missouri, County Council by  
20 the County Executive for approval of the reimbursement of expenses from the ARPA  
21 Funds being held by the County. Said funding from ARPA shall not be distributed unless

1 and until the proposed water, sewer and broadband projects have been committed to  
2 Jefferson County as contemplated by the County and the Developers; and,

3 **WHEREAS**, the Jefferson County, Missouri, Council (“Council”) finds it  
4 appropriate to authorize the reimbursement for expenditures as set forth herein in order to  
5 provide for the unbudgeted costs in managing and fighting the COVID-19 Virus; and,

6 **WHEREAS**, the Council finds that the reimbursement is necessary and  
7 appropriate to protect the life, property, public peace, health, safety, and welfare of  
8 citizens of the County.

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

11 Section 1. The Jefferson County, Missouri, County Council hereby  
12 recognizes that the COVID-19 virus poses a threat to the life, property, public peace,  
13 health, safety, and welfare of citizens of the County.

14 Section 2. The Council hereby appropriates and authorizes the payment of  
15 funds from the County’s ARPA Funds American Rescue Plan Fund, Fund #316 for the  
16 following and as summarized and set forth in Exhibit A which is attached hereto and  
17 made a part hereof as though fully set forth herein:

18

<u>Organization</u>	<u>Amount</u>
1. Parks and Recreation Department of Jefferson County, MO- Kimmswick Facility Placement Project	\$ 70,000.00

22

1           Section 3.     Said funding from ARPA shall not be distributed unless and until  
2 the proposed water, sewer and broadband projects have been committed to Jefferson  
3 County as contemplated by the County and the Developers.

4           Section 4.     The County Executive, County Auditor and/or the County  
5 Treasurer are each further authorized to take whatever steps are necessary and to execute  
6 any and all documents necessary and make disbursements to carry out the intent of this  
7 Ordinance pursuant to the authority granted by this Ordinance; the Home Rule Charter of  
8 Jefferson County, Missouri and by any applicable State or Federal Law including the  
9 American Rescue Plan Act of 2021 (“ARPA”), known as Pub. L. 117–2 (H.R. 1319) was  
10 signed into law on March 11, 2021, including any rules, regulations and/or guidance by  
11 the U.S. Treasury, Section 50.540 RSMo (2021), Chapter 130 of the Jefferson County  
12 Code of Ordinances-the Jefferson County Procurement Policy and Procedures; and any  
13 and all Orders of the County Executive, the Governor of the State of Missouri and/or The  
14 President of the United States and their respective administrative agencies which may be,  
15 or are necessary, to carry out the intent of this Ordinance.

16           Section 5.     This Ordinance shall be in full force and effect immediately upon  
17 its passage and until further Ordinance, or Resolution and Order of the County Council.

18           Section 6.     If any part of this Ordinance is invalid for any reason such  
19 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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Dan Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023**

\_\_\_\_\_ **PASSED**                      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

Reading Date: 02-27-2023

RESOLUTION NO.: R23-0210

INTRODUCED BY: COUNCIL MEMBER(S) \_\_\_\_\_

1           **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**  
2 **MISSOURI, COUNCIL TO CONSENT TO THE NOMINATION AND**  
3 **APPOINTMENT OF MICK FISCHER, TO THE PUBLIC SAFETY**  
4 **COMMISSION, JEFFERSON COUNTY, MISSOURI, AND TERMS THEREOF.**

5           **WHEREAS**, Article IV, Sections 4.4.1.1 and 6.4.1.2 of the Home Rule Charter of  
6 Jefferson County, Missouri, authorizes the County Executive to appoint members of  
7 Boards and Commissions with the approval of and subject to the advice and consent of the  
8 Jefferson County, Missouri, Council; and

9           **WHEREAS, Executive Order 23-014** (attached hereto as Exhibit A) the Jefferson  
10 County, Missouri, County Executive authorized the Nomination and Appointment of Mick  
11 Fischer, (Fire Departments Representative) to the Public Safety Commission, Jefferson  
12 County, Missouri, and terms thereof; and,

13           **WHEREAS**, the Jefferson County, Missouri, Public Safety Commission is a  
14 Commission created by the Home Rule Charter of Jefferson County, Missouri, at Article  
15 VI, Section 6.2; and,

16           **WHEREAS**, the Members of the Jefferson County, Missouri, Public Safety  
17 Commission are designated by the Charter, must include and are to be made up of certain  
18 Chief's, Administrators or Representatives of various public safety entities within  
19 Jefferson County, Missouri, upon Nomination and Appointment of the County Executive

1 and subject to the Advice and Consent of the Jefferson County, Missouri, Council pursuant  
2 to the Home Rule Charter of Jefferson County, Missouri; and,

3 **WHEREAS**, the Jefferson County, Missouri, Public Safety Commission is to  
4 consider and recommend for adoption by all affected emergency services districts common  
5 standards for performance, training and procedures and equipment; and,

6 **WHEREAS**, the County Executive having previously advised the Council is  
7 desirous of making and the Jefferson County, Missouri, Council is desirous of consenting  
8 to this appointment in order to have a full and functioning Public Safety Commission as  
9 and for the Citizens of Jefferson County, Missouri.

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

12 Section 1. The Jefferson County, Missouri, Council hereby consents to the  
13 Nomination and Appointment of Mick Fischer, (Fire Departments Representative) to the  
14 Jefferson County, Missouri, Public Safety Commission, Jefferson County, Missouri,  
15 pursuant to **Executive Order 23-014** attached hereto as Exhibit A and pursuant to the terms  
16 and conditions of the Home Rule Charter of Jefferson County, Missouri, with a term as  
17 follows:

18	<b>Mick Fischer</b>	<b>Term to Expire</b>	<b>February 27, 2026</b>
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19 Section 2: This Resolution and Order along with **Executive Order 23-014**  
20 (attached hereto as Exhibit A) shall be in full force and effect from and after the date of its  
21 enactment with a copy to be kept on file in the County Clerk's Office.

1            Section 3:     The nominee shall serve the term of this position and until the term  
2 expires, or the nominee resigns or is removed from this position. If not reappointed on or  
3 before the expiration of the nominee’s term, the term shall end and the individual shall  
4 cease to be a sitting member of the Board and/or Commission appointed thereto.

5            Section 4:     If any part of this Resolution and Order is invalid for any reason,  
6 such invalidity shall not affect the remainder of the 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, \_\_\_\_\_ \_\_\_\_\_
- Council Member District 3, Shannon Otto \_\_\_\_\_
- Council Member District 4, Charles Groeteke \_\_\_\_\_
- Council Member District 5, Scott Seek \_\_\_\_\_
- Council Member District 6, Daniel Stallman \_\_\_\_\_
- Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS 27<sup>TH</sup> DAY OF  
FEBRUARY 2023 WAS:**

\_\_\_\_\_ **DULY ADOPTED AND ORDERED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

Reading Date:                02-27-2023

INTRODUCED BY: COUNCIL MEMBER(S) \_\_\_\_\_

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2 **EXECUTE ACCEPTANCE OF CONVEYANCES BETWEEN JEFFERSON**  
3 **COUNTY, MISSOURI, AND THE STATE OF MISSOURI THROUGH THE**  
4 **MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE**  
5 **PURPOSE OF ACCEPTING AND RECORDING QUITCLAIM DEEDS OF**  
6 **EASEMENTS AND REAL PROPERTY ALONG OLD STATE ROUTE 21, EAST**  
7 **OUTER 21 ROAD, WEST OUTER 21 ROAD, WEST ROCK CREEK ROAD, EAST**  
8 **SWALLER ROAD, WEST SWALLER ROAD, BLECHA ROAD, KENNETH DRIVE,**  
9 **BLUE SPRINGS DRIVE, HEADS CREEK ROAD AND WEST FOUR RIDGE ROAD**  
10 **LOCATED IN COUNCIL DISTRICTS 2 AND 7.**

11           **WHEREAS,** in the late 1980s (circa 1989) the Missouri Highways and  
12 Transportation Commission (hereafter, “MHTC”) had attempted to convey easements and  
13 real property to Jefferson County, Missouri (hereafter, “County”) along portions of Old State  
14 Route 21, East Outer 21 Road, West Outer 21 Road, West Rock Creek Road, East Swaller  
15 Road, West Swaller Road, Blecha Road, Kenneth Drive, Blue Springs Drive, Heads Creek  
16 Road and West Four Ridge Road; and,

1           **WHEREAS**, once the new Route 21 facility was completed, the MHTC had no  
2    desire to continue maintaining what had then become Old State Route 21 and associated  
3    county road spur sections; and,

4           **WHEREAS**, the County did except most of Old State Route 21 and associated  
5    county road spur sections; however, the County did not accept all deeded roadway easements  
6    and real property for reasons unknown to current State and County Officials; and,

7           **WHEREAS**, all unincorporated portions of Old State Route 21 and associated  
8    county road spur sections have been continually maintained by the County in the decades  
9    that followed the MHTC initial attempt at easement and real property conveyance; and,

10          **WHEREAS**, a few sections of State of Missouri (hereafter, “State”) maintained  
11    roadways, not been previously maintained by the County, are now proposed to be conveyed  
12    from the State to the County at this time; and,

13          **WHEREAS**, acceptance of these additional roadways is being proposed under the  
14    County street acceptance program, which the State and County have been working toward  
15    this acceptance for the last several years; and,

16          **WHEREAS**, each of these additional road sections logical make more sense for  
17    being County maintained versus the State; and,

18          **WHEREAS**, the street name and lengths to be added into the County Road System  
19    are as follows:

20            East Outer 21 Road – Length equals 450 feet

21            West Outer 21 Road – Length equals 2,525 feet

1           Kenneth Drive – Length equals 528 feet

2           Blue Springs Drive – Length equals 1,185 feet

3           **WHEREAS**, the County now desires to cooperate with the MHTC to execute the  
4 acceptance of conveyances and record the associated quitclaim deeds, for the proper transfer  
5 of roadway maintenance and ownership along portions of Old State Route 21, East Outer 21  
6 Road, West Outer 21 Road, West Rock Creek Road, East Swaller Road, West Swaller Road,  
7 Blecha Road, Kenneth Drive, Blue Springs Drive, Heads Creek Road and West Four Ridge  
8 Road; and,

9           **WHEREAS**, pursuant to the Sections 3.4.2.22 of the Home Rule Charter of Jefferson  
10 County, Missouri, the Jefferson County, Missouri, Council (hereafter, “Council”) has the  
11 authority to, “Cooperate or join by contract or otherwise with any Municipality or Special  
12 District or agency thereof, or with the United States of America or any agency thereof, for  
13 the planning, development, construction, acquisition or operation of any public improvement  
14 or facility, or for a common service; and accept, in the name of the County, gifts, devises,  
15 bequests and grants-in-aid from any Municipality or Special District or agency thereof, or  
16 from the United States of America or any agency thereof”; and,

17           **WHEREAS**, the County is agreeable and desires to accept conveyance along  
18 portions of Old State Route 21, East Outer 21 Road, West Outer 21 Road, West Rock Creek  
19 Road, East Swaller Road, West Swaller Road, Blecha Road, Kenneth Drive, Blue Springs  
20 Drive, Heads Creek Road and West Four Ridge Road from the MHTC; and,



1           **WHEREAS**, the County finds that it is now necessary and in the best interest of the  
2 County to record the quitclaim deeds, while executing the acceptances along portions of Old  
3 State Route 21, East Outer 21 Road, West Outer 21 Road, West Rock Creek Road, East  
4 Swaller Road, West Swaller Road, Blecha Road, Kenneth Drive, Blue Springs Drive, Heads  
5 Creek Road and West Four Ridge Road, at no cost to the County. A copy of said Quitclaim  
6 Deeds are attached hereto as Exhibit “A”. A copy of the said Acceptance of Conveyances  
7 are attached hereto as Exhibit “B”.

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

10           Section 1:     The County shall record Quitclaim Deeds, while executing the no cost  
11 Acceptance of Conveyances with the MHTC, to effectuate the transfer of ownership of the  
12 aforementioned portions of Old State Route 21, East Outer 21 Road, West Outer 21 Road,  
13 West Rock Creek Road, East Swaller Road, West Swaller Road, Blecha Road, Kenneth  
14 Drive, Blue Springs Drive, Heads Creek Road and West Four Ridge Road as defined and set  
15 forth in Exhibits A and B, attached hereto and made a part of this Ordinance.

16           Section 2:     The County Council authorizes the County Executive to execute any  
17 documents necessary to effectuate the intent set forth in this Ordinance. A copy of said  
18 Exhibits A and B, which contain Quitclaim Deeds and Acceptance of Conveyances are  
19 attached hereto and shall be kept on file in the office of the County Clerk.

20           Section 3:     A certified copy of this Ordinance along with all Exhibits shall also be  
21 filed with the Jefferson County, Missouri, Recorder of Deeds.

1            Section 4:     This Ordinance shall be in full force and effect from and after its date  
2 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not  
3 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, _____	_____
Council Member District 3, Shannon Otto	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**                  \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

First Reading: 02-27-2023

Second Reading:

Third Reading:

BILL NO.: 23-0234

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: Council Member \_\_\_\_\_

1           **AN ORDINANCE APPROVING APPLICATION PC23002 TO REZONE**  
2           **ONE PARCEL FROM NON-PLANNED COMMUNITY COMMERCIAL (CC2)**  
3           **ZONE DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND**  
4           **THE DEVELOPMENT PLAN FOR SOUTH TEXAS ENDEAVORS LOCATED IN**  
5           **COUNCIL DISTRICT 2.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on February 9, 2023 on Application/Petition Number  
8           PC23002 for the rezoning of 1.70 acres (per the Assessor’s records), from Non-Planned  
9           Community Commercial (CC2) zone district to Planned Commercial (PC) zone district,  
10          and a development plan for South Texas Endeavors on the following described real estate  
11          located in Jefferson County, State of Missouri, to-wit: Parcel Number: 02-6.0-14.0-4-  
12          001-019; and

13          **WHEREAS**, the record of the February 9, 2023, hearing and the recommendation  
14          of the Planning and Zoning Commission have been filed with the Jefferson County,  
15          Missouri, Council; and

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

1           a.       Jefferson County Planning Division Staff Report to the Planning  
2 and Zoning Commission and the case file for this Application;

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

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

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

10                Exhibit C, Staff Report and case file; and

11                Exhibit D, Photos of Applicant's other developments

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

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

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

18           c.       The requested change in zoning is consistent with the intent stated  
19 for the Planned Commercial (PC) zone district.

20           d.       The requested change in zoning is in accordance with the Official  
21 Master Plan of Jefferson County, Missouri.

1           e.       The requested change in zoning is in harmony with and is  
2 compatible with surrounding and adjacent land uses and properties.

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

7           g.       The requested development plan, as conditioned and modified by  
8 this Ordinance, is consistent with the UDO in that the development plan will not  
9 impede the normal and orderly development and improvement of the surrounding  
10 property.

11          h.       The requested development plan, as modified and conditioned by  
12 this Ordinance is consistent with the UDO in that the development plan  
13 incorporates adequate ingress and egress that provides for the efficient flow of  
14 traffic.

15          i.       The modifications to Chapter 400, Section 400.4050, Section  
16 400.4650, and Section 400.2620 as depicted on the development plan, and as  
17 conditioned by this Ordinance, are in the best interest of the County in that the  
18 modifications incorporate sound planning principles and design elements that are  
19 compatible with surrounding properties and are consistent throughout the  
20 proposed project.

21          j.       The modifications to Chapter 400, Section 400.4050, Section  
22 400.4650, and Section 400.2620 as depicted on the development plan, and as

1           conditioned by this Ordinance, are in the best interest of the County in that the  
2           modifications further the stated goals and intent of the UDO.

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

5           Section 1.       Application Number: PC23002 an application to rezone 1.70 acres  
6           from Non-Planned Community Commercial (CC2) zone district to Planned Commercial  
7           (PC) zone district and a development plan for South Texas Endeavors on the real estate  
8           described as Parcel Numbers: 02-6.0-14.0-4-001-019, is hereby approved subject to the  
9           following modifications, regulatory requirements, departmental comments, and the  
10          following conditions of approval:

11          **Modifications:**

- 12           1. Approval of the requested modification from Section 400.4050 – Guidelines –  
13           Vehicle Parking By Use – to allow relief from the requirement of fourteen (14)  
14           parking spaces to be reduced to ten (10) parking spaces.
- 15           2. Approval from Section 400.4650 – Landscaping Buffer Requirements – to allow  
16           the front landscaping buffer along Outer 21 Rd to be reduced from twenty (20)  
17           feet to ten (10) feet.
- 18           3. Approval from Section 400.2620 – Driveway Requirements – Corner Clearance –  
19           to allow relief from the requirement of 125’ offset from other driveways/entrances  
20           and allow the current ingress/egress from the property to remain.

21          **Regulatory Requirements:**

22          Permitted Uses

1 Land uses shall be permitted per the approved Development Plan:

2 Warehouse and Distribution

3 Floor Area, Height, and other Building Requirements

4 Maximum Area Ratio: 0.55 FAR

5 Maximum Structure Height: 70 feet

6 Site Development

7 Required Yards

8 Front Yard – 20 feet; Side Yard – 15 feet; Rear Yard – 20 feet

9 Design Standards

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

13 Access

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

16 Parking

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

20 Signs

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



1            Lighting

2                    Lighting that by color, placement or design resembles or conflicts with  
3                    traffic control signs is prohibited. No lighting shall contain flashing lights,  
4                    intermittent lights, animators, or mechanical movements of any kind.

5            Landscaping

6                    Landscaping, buffers, and tree protection shall comply with Article XIV of  
7                    the Jefferson County Unified Development Order, except as specifically  
8                    modified by this Ordinance.

9            Stormwater and Erosion and Sediment Control

10                   Stormwater management and Erosion and sediment control shall comply  
11                   with Chapter 505: Erosion and Sediment Control / Stormwater  
12                   Management Design Manual of the Jefferson County Code of Ordinances.

13    **Departmental Comments:**

- 14    1. A boundary line adjustment is required to eliminate the interior lot lines.
- 15    2. Pavement:
- 16        a) County Road (Highway 21 East Outer Road):
- 17            i) Access onto a county road shall require 300' of stopping sight distance at 3.5'  
18            height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance  
19            between line of sight and surface/top of grass).
- 20            ii) The Engineer shall submit sight distance profiles showing that the required  
21            sight distance is met.

1           iii) The engineer shall identify the clearance at the most restrictive point on the  
2           profiles.

3           iv) Any vegetation or obstructions of any sort in the line of sight must be  
4           identified.

5    3. Access road (Landmark Drive (from East 21 Outer Road through drive for roll up  
6    door, about 150 feet):

7    Requirement: Street width shall provide 20' pavement within 26' ROW with curbs. Street  
8    thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic Concrete/4" Type  
9    X Asphaltic Concrete/4" rock base).

10   Analysis: The existing portion of Landmark Drive which serves as an access road for this  
11    development consists of pavement which is only 19 feet in width and exhibits signs of  
12    distress. The road has experienced heavy truck loads for a number of years and is still in  
13    serviceable condition.

14    The road must be widened to the full 20' required width from 21 Outer Road through the  
15    drive for the roll up door on the east side of the building and given a 2" overlay of  
16    asphalt.

17    The right of way width appears to exceed the requirement.

18    a) Driveway entrances (within street ROW):

19        i) Pavement width for entrance at ROW (including curbs) for two-way traffic  
20        shall provide 26'-42'.

21        ii) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic  
22        Concrete/4" Type X Asphaltic Concrete/4" rock base).

1           iii) The entrance width shall be provided from the street into the site for a throat  
2           length of 20’.

3   4. Parking areas:

4       a) Parking areas with 5 or more required parking spaces must provide a paved  
5       surface of 3” Type C Asphaltic Concrete over an 8” rock base (or 2” Type C  
6       Asphaltic Concrete/4” Type X Asphaltic Concrete; or 6” PCC).

7       b) Parking areas with 4 or less required parking spaces (and contractors storage  
8       yards) must provide an 8” rock base minimum.

9   5. Detention:

10      a) Stormwater shall be detained and released at a rate not to exceed the release rate  
11      from the site under the existing (pre-developed) conditions for the 2 and 100-year  
12      storm events. Detention/retention basins must also contain an overflow structure  
13      capable of passing a 100-year, 20-minute design storm.

14      b) Channel protection is required to treat the high-frequency, low-severity storm  
15      runoff events within the detention basins by metering it out slowly over 24-48  
16      hours.

17      c) No detention is required if a non-residential development has less than an  
18      additional 12,000sf of impervious area. However, low impact practices are  
19      required to mitigate the additional runoff created by the additional impervious  
20      coverage and no adverse impact may be created.

21      d) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
22      hydraulic calculations and drainage area map for each system.

1 6. Floodplain:

2 a) The Building Division requires a Floodplain Development Permit for any grading  
3 or improvements within a known floodplain.

4 b) The detention pond berm must be elevated at or above the 100-year flood  
5 elevation.

6 7. Grading:

7 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
8 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
9 slopes proposed steeper than 3:1 must be included in the report for slope stability.

10

11 **Conditions of Approval:**

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

15 2. A copy of the approved Development Plan incorporating any conditions and  
16 approved modifications shall be attached to each set of Site Development  
17 plans submitted.

18 3. All improvements required in the Development Plan and Site Development  
19 Plan must be installed or an escrow accepted for all incomplete items prior to  
20 occupancy of the buildings for each phase.

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

1           5. No solid waste may be stored on the property.

2           Section 2.     The zoning map of Jefferson County, Missouri shall be  
3 amended by changing the area where said real estate is located on the map with the  
4 marking “PC23002.”

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, \_\_\_\_\_           \_\_\_\_\_

Council Member District 3, Shannon Otto           \_\_\_\_\_

Council Member District 4, Charles Groeteke           \_\_\_\_\_

Council Member District 5, Scott Seek           \_\_\_\_\_

Council Member District 6, Daniel Stallman           \_\_\_\_\_

Council Member District 7, Bob Tullock           \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**       \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherylynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 02-27-2023

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE APPROVING AND ADOPTING THE JEFFERSON**  
2           **COUNTY, MISSOURI, EMERGENCY OPERATIONS PLAN AS PREPARED BY**  
3           **THE JEFFERSON COUNTY PUBLIC SAFETY COMMISSION.**

4           **WHEREAS**, Article VI of the Home Rule Charter of Jefferson County, Missouri,  
5 and specifically at Section 6.2.1.6 mandates that the Jefferson County Public Safety  
6 Commission consider and propose to the Jefferson County, Missouri, Council an  
7 emergency operations plan for the County; and,

8           **WHEREAS**, the Jefferson County Public Safety Commission, in conjunction  
9 with the Jefferson County Office of Emergency Management has previously considered  
10 and proposed an Emergency Operations Plan that contains provisions establishing how an  
11 emergency is declared and provides for prompt notification of such a declaration to the  
12 Jefferson County, Missouri, Council; and,

13           **WHEREAS**, the mandate of Article VI, Section 6.2.1.6 requires that the Jefferson  
14 County Public Safety Commission is to review the Emergency Operations Plan and  
15 propose any necessary or appropriate changes to the County Council for adoption by  
16 Ordinance; and,

17           **WHEREAS**, such the Emergency Operations Plan has been duly reviewed,  
18 updated and reformatted by the Jefferson County Public Safety Commission and said  
19 Commission requests that the Plan be approved by Ordinance. Said Plan is attached

1 hereto as Exhibit A and made a part of this Ordinance as though fully set forth herein;  
2 and,

3 **WHEREAS**, the adoption of the Emergency Operations Plan is proper, necessary  
4 and in the best interest of the County for planning, preparing and declaring a public  
5 emergency and proper notification thereof.

6 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**  
7 **COUNCIL, AS FOLLOWS:**

8 Section 1: The Jefferson County, Missouri, Emergency Operations Plan, as  
9 proposed by the Jefferson County Public Safety Commission, is hereby approved and  
10 adopted.

11 Section 2: A copy of the plan, attached hereto as Exhibit A, shall be kept on  
12 file by the Department of the County Clerk. Copies shall also be distributed and kept by  
13 the Members of the County Council, the Director of Administration, the Jefferson County  
14 Public Safety Commission and its members, the Department of Emergency Management,  
15 The Jefferson County Sheriff, and any other pertinent agency deemed necessary by the  
16 Director of Emergency Management and/or the Director of Administration.

17 Section 3: This Ordinance shall be in full force and effect immediately upon  
18 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not  
19 affect the remainder of this Ordinance.

20 Section 4: The Department of Emergency Management by, with and through  
21 the Public Safety Commission and pursuant to the Home Rule Charter of Jefferson  
22 County, Missouri, shall continue to monitor plans and operations and keep the



1 Administration of the County and County Council duly advised from time to time as  
2 necessary.

**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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**

\_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: COUNCIL MEMBER(s) Stallman

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE LIBERTY RIDGE**  
4           **SUBDIVISION PROPERTY OWNERS' ASSOCIATION FOR THE PUBLIC**  
5           **MAINTENANCE ACCEPTANCE OF LIBERTY MEADOWS ROAD AND**  
6           **LIBERTY RIDGE ROAD, LOCATED IN COUNCIL DISTRICT 6.**

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 Liberty Ridge Subdivision Property Owners Association has  
2 submitted a request for public maintenance acceptance review to the Public Works  
3 Department for the streets: Liberty Meadows Road; and Liberty Ridge Road; 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 Liberty Ridge Subdivision Property Owners Association for the public maintenance  
13 acceptance of Liberty Meadows Road and Liberty Ridge Road. A copy of said agreement  
14 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 Liberty Ridge Subdivision Property Owners Association for the  
19 public maintenance acceptance of Liberty Meadows Road and Liberty Ridge Road.

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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED** \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: COUNCIL MEMBER(s) Haskins

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE VILLAGES OF**  
4           **YORKTOWN SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE**  
5           **PUBLIC MAINTENANCE ACCEPTANCE OF MAYFAIR COURT,**  
6           **KINGSGATE PARKWAY (EB), KINGSGATE PARKWAY (WB), KINGSGATE**  
7           **PARKWAY (COURT), DORCHESTER COURT, DORCHESTER CIRCLE,**  
8           **DOWNING STREET, AND PORTSMOUTH LANE, LOCATED IN COUNCIL**  
9           **DISTRICT 1.**

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

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

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

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

4           **WHEREAS**, the Villages of Yorktown Subdivision Homeowners' Association  
5 has submitted a request for public maintenance acceptance review to the Public Works  
6 Department for the streets: Mayfair Court; Kingsgate Parkway (EB); Kingsgate Parkway  
7 (WB); Kingsgate Parkway (Court); Dorchester Court; Dorchester Circle; Downing Street;  
8 and Portsmouth Lane; and,

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

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

15           **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best  
16 interest of the County to enter into a subdivision street maintenance agreement with the  
17 Villages of Yorktown Subdivision Homeowners' Association for the public maintenance  
18 acceptance of Mayfair Court; Kingsgate Parkway (EB); Kingsgate Parkway (WB);  
19 Kingsgate Parkway (Court); Dorchester Court; Dorchester Circle; Downing Street; and  
20 Portsmouth Lane. A copy of said agreement is attached hereto as Exhibit A.

21           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**  
22 **COUNCIL, AS FOLLOWS:**



1           Section 1:     Jefferson County shall execute the subdivision street maintenance  
2 agreement with the Villages of Yorktown Subdivision Homeowners' Association for the  
3 public maintenance acceptance of Mayfair Court; Kingsgate Parkway (EB); Kingsgate  
4 Parkway (WB); Kingsgate Parkway (Court); Dorchester Court; Dorchester Circle;  
5 Downing Street; and Portsmouth Lane.

6           Section 2:     The Jefferson County, Missouri, Council hereby authorizes the  
7 County Executive to execute the agreement set forth in this Ordinance. A copy of said  
8 agreement is attached hereto as Exhibit A. The County Executive is further authorized to  
9 take any and all actions necessary to carry out the intent of this Ordinance.

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

13          Section 4:     This Ordinance shall be in full force and effect from and after its  
14 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
15 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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

BILL NO.: 23-0223

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2           **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3           **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4           **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**  
5           **AND THE APPROPRIATION THEREOF TO BE USED FOR FORENSIC**  
6           **EXAMINATION EQUIPMENT.**

7           **WHEREAS,** Jefferson County, Missouri (“County”) has received additional  
8           unanticipated revenue in the amount of Three Thousand Dollars (**\$3,000.0**) from the United  
9           States Secret Service to assist with computer crime investigations; and

10           **WHEREAS,** said funds will be used for Forensic Examination Equipment  
11           expenditures; and

12           **WHEREAS,** said additional funds will be placed in the Law Enforcement Fund,  
13           Detective Division, Computer Equipment and Hardware (215-0384-5655). These funds  
14           were not included in the original submission of the 2022 budget; and

15           **WHEREAS,** Section 50.622 RSMO (2023) and the Home Rule Charter of  
16           Jefferson County, Missouri, permits a budget amendment to appropriate receipt of  
17           additional funds not included at the time of budget adoption; and

18           **WHEREAS,** the Detective Division will use this funding for Law Enforcement  
19           Forensic Examination Equipment; and

1           **WHEREAS**, the Jefferson County, Missouri Council approves of the budget  
2 amendment and requests that funds received be appropriated in the amount of **(\$3,000.00)**  
3 to the Law Enforcement Fund, Detective Division, Computer Equipment and Hardware  
4 (215-0384-5655); and

5           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment;  
6 and

7           **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at  
8 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and  
9 certifies, by the submission of this Bill, that there will be revenues available for the budget  
10 amendment and appropriations therefrom for the use of the funds set forth herein during  
11 the Fiscal Year 2023 received under the aforementioned distribution and therefore, request  
12 that the Council take the necessary actions as set forth herein and requests that the  
13 necessary budget amendments and appropriations be made in accordance with this  
14 legislation and further advises the Council that the same is proper and necessary; and

15           **WHEREAS**, it is the best interest of the County and the Sheriff Department, to  
16 approve this budget amendment and appropriate the funds accordingly to the Detective  
17 Division.

18           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**  
19 **AS FOLLOWS:**

20           Section 1.     The County hereby authorizes the County Executive and the County  
21 Auditor to amend the original 2023 Budget in the amount of Three Thousand Dollars  
22 **(\$3,000.00)**, by receiving additional revenue from the United States Secret Service, these

1 funds will be placed in the Law Enforcement Fund, Detective Division, Computer  
2 Equipment and Hardware. (215-0384-5655).

3 Section 2. The County hereby revises the original 2023 Budget for certain  
4 unanticipated funds received be appropriated in the amount of **(\$3,000.00)** to the Law  
5 Enforcement Fund, Detective Division, Computer Equipment and Hardware (215-0384-  
6 5655).

7 Section 3. The County Executive shall further be authorized to execute any and  
8 all documents and take any and all actions necessary to carry out the intent of this  
9 Ordinance.

10 Section 4. This Ordinance shall be in full force and effect from and after its  
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
12 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, \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

**\_\_\_\_\_ PASSED                      \_\_\_\_\_ FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023



BILL NO.: 23-0224

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4 **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**  
5 **AND THE APPROPRIATION THEREOF TO BE USED FOR LAW**  
6 **ENFORCEMENT SUPPLIES, OFFICE FURNITURE AND EQUIPMENT,**  
7 **COMPUTER EQUIPMENT-HARDWARE, MOTOR VEHICLE EQUIPMENT.**

8           **WHEREAS,** Jefferson County, Missouri (“County”) has received additional  
9 unanticipated revenue in the amount of One Hundred Ninety Three Thousand Ninety Five  
10 Dollars (**\$193,095.00**) from the Missouri Department of Public Safety for the 2023 State  
11 Drug Task Force (DTF) Grant; and

12           **WHEREAS,** said funds will be used for Law Enforcement Supplies, Office  
13 Furniture and Equipment, Computer Equipment and Hardware, Motor Vehicle Equipment;  
14 and

15           **WHEREAS,** said additional funds will be placed in the Law Enforcement Fund,  
16 Sheriff Division, Grants, State Drug Task Force (DTF) Grant (215-0380-4300-0183).  
17 These funds were not included in the original submission of the 2023 budget; and

1           **WHEREAS**, Section 50.622 RSMO (2022) and the Home Rule Charter of  
2 Jefferson County, Missouri, permits a budget amendment to appropriate receipt of  
3 additional funds not included at the time of budget adoption; and

4           **WHEREAS**, the Sheriff Division will use this funding for Supplies, Office  
5 Furniture and Equipment, Computer Equipment and Hardware, Motor Vehicle Equipment;  
6 and

7           **WHEREAS**, the Jefferson County, Missouri Council approves of the budget  
8 amendment and requests that funds received be appropriated in the amount of **(\$15,192.00)**  
9 to the Law Enforcement Fund, Drug Enforcement Task Force Division, Supplies, State  
10 Drug Task Force (DTF) Grant (215-0386-5448-0183); and **(\$1,600.00)** to the Law  
11 Enforcement Fund, Drug Enforcement Task Force Division, Office Furniture and  
12 Equipment, State Drug Task Force (DTF) Grant (215-0386-5650-0183); and **(\$30,000.00)**  
13 to the Law Enforcement Fund, Drug Enforcement Task Force Division, Computer  
14 Equipment Hardware, State Drug Task Force (DTF) Grant (215-0386-5655-0183); and  
15 **(\$146,303.00)** to the Law Enforcement Fund, Drug Enforcement Task Force Division,  
16 Motor Vehicle Equipment, State Drug Task Force (DTF) Grant (215-0386-5670-0183);  
17 and

18           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment;  
19 and

20           **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at  
21 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and  
22 certifies, by the submission of this Bill, that there will be revenues available for the budget

1 amendment and appropriations therefrom for the use of the funds set forth herein during  
2 the Fiscal Year 2023 received under the aforementioned distribution and therefore, request  
3 that the Council take the necessary actions as set forth herein and requests that the  
4 necessary budget amendments and appropriations be made in accordance with this  
5 legislation and further advises the Council that the same is proper and necessary; and

6 **WHEREAS**, it is the best interest of the County and the Sheriff Division, to  
7 approve this budget amendment and appropriate the funds accordingly to the Sheriff  
8 Division; and

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

11 Section 1. The County hereby authorizes the County Executive and the County  
12 Auditor to amend the original 2023 Budget in the amount of One Hundred Ninety Three  
13 Thousand Ninety Five Dollars (**\$193,095.00**), by receiving additional revenue from the  
14 Missouri State Drug Task Force, (DTF) Grant. These funds will be placed in the Law  
15 Enforcement Fund, Sheriff Division, Grants, State Drug Task Force (DTF) Grant (215-  
16 0380-4300-0183).

17 Section 2. The County hereby revises the original 2023 Budget for certain  
18 unanticipated funds received be appropriated in the amount of (**\$15,192.00**) to the Law  
19 Enforcement Fund, Drug Enforcement Task Force Division, Supplies, State Drug Task  
20 Force (DTF) Grant (215-0386-5448-0183); and (**\$1,600.00**) to the Law Enforcement Fund,  
21 Drug Enforcement Task Force Division, Office Furniture and Equipment, State Drug Task  
22 Force (DTF) Grant (215-0386-5650-0183); and (**\$30,000.00**) to the Law Enforcement

1 Fund, Drug Enforcement Task Force Division, Computer Equipment Hardware, State Drug  
2 Task Force (DTF) Grant (215-0386-5655-0183); and **(\$146,303.00)** to the Law  
3 Enforcement Fund, Drug Enforcement Task Force Division, Motor Vehicle Equipment,  
4 State Drug Task Force (DTF) Grant (215-0386-5670-0183)

5 Section 3. The County Executive shall further be authorized to execute any and  
6 all documents and take any and all actions necessary to carry out the intent of this  
7 Ordinance.

8 Section 4. This Ordinance shall be in full force and effect from and after its  
9 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
10 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, \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

**\_\_\_\_\_ PASSED                      \_\_\_\_\_ FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

BILL NO.: 23-0225

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4 **TRANSFER OF BUDGET FUNDS BETWEEN THE LAW ENFORCEMENT**  
5 **FUND RESERVE ACCOUNT AND LAW ENFORCEMENT FUND RESERVE**  
6 **REVENUE ACCOUNT TO PAY THE COST OF DESIGN SERVICES FOR THE**  
7 **JEFFERSON COUNTY FORENSIC CRIME LAB.**

8           **WHEREAS**, the Department of the Sheriff, requests that funds in the total amount  
9 of Six Hundred Ninety Thousand Dollars **(\$690,000.00)** be transferred from the Law  
10 Enforcement Reserve Account (215-9999-1015) to the Law Enforcement Reserve Revenue  
11 Account (215-0380-4002) to pay for the cost of design services for the Forensic Crime  
12 Lab; and

13           **WHEREAS**, Article VII, Section 7.2.10 of the Home Rule Charter of Jefferson  
14 County, Missouri, provides that if during the fiscal year the County Executive certifies that  
15 there are revenues available for appropriation in excess of those estimated in the budget,  
16 the County Council by Ordinance may make supplemental appropriations for the year up  
17 to the amount of such excess; and

1           **WHEREAS**, Article VII, Section 7.2.13 of the Home Rule Charter of Jefferson  
2 County, Missouri, permits the Jefferson Missouri, Council to transfer unencumbered funds  
3 or balances within a Department; and

4           **WHEREAS**, both the County Executive and Auditor have certified that funds are  
5 available for the proposed appropriation set forth herein; and

6           **WHEREAS**, The Department of the Sheriff has requested that the amount of Six  
7 Hundred Ninety Thousand Dollars **(\$690,000.00)** be transferred from the Law  
8 Enforcement Fund, Reserve Account, (215-9999-1015) to the Law Enforcement Reserve  
9 Revenue Account, (215-0380-4002), and to be allocated to Law Enforcement Fund, Sheriff  
10 Division, Buildings and Properties (215-0380-5605); and

11           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment.

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

14           Section 1. The Budget of the Department of the Sheriff for Jefferson County,  
15 Missouri, subject to any and all budget limitations, shall be amended to reflect the excess  
16 funds available by appropriating and transferring funds based upon certification of the  
17 County Executive as follows: Six Hundred Ninety Thousand Dollars **(\$690,000.00)** be  
18 transferred from the Law Enforcement Fund Reserve Account, (215-9999-1015) to the  
19 Law Enforcement Fund Reserve Revenue Account, (215-0380-4002), to be appropriated  
20 in the amount of Six Hundred Ninety Thousand Dollars **(\$690,000.00)** to the Law  
21 Enforcement Fund, Sheriff Division, Buildings and Properties, (215-0380-5605)



1            Section 2. The amounts in this Budget Amendment Ordinance shall only be used  
2 for the purposes, accounts and account strings as identified herein and for no other purpose.

3            Section 3. 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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**

\_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

BILL NO.: 23-0226

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4 **TRANSFER OF BUDGET FUNDS BETWEEN THE ASSESSMENT FUND**  
5 **RESERVE ACCOUNT AND ASSESSMENT FUND RESERVE REVENUE**  
6 **ACCOUNT FOR THE VEHICLE VALUATION DATA CONTRACT, OFFICE**  
7 **FURNITURE AND EQUIPMENT, COPIERS AND PRINTERS AND COMPUTER**  
8 **UPGRADES TO WINDOWS 11.**

9           **WHEREAS**, the Department of the Assessor, requests that funds in the total  
10 amount of Ninety Four Thousand One Hundred Thirty Eight Dollars (**\$94,138.00**) be  
11 transferred from the Assessment Reserve Account, (210-9999-1015) to the Assessment  
12 Reserve Revenue Account (210-0150-4002) to pay for J.D. Power valuation license and  
13 services agreement, to purchase office equipment, to upgrade copiers and printers, and to  
14 upgrade computers to windows 11.

15           **WHEREAS**, Article VII, Section 7.2.10 of the Home Rule Charter of Jefferson  
16 County, Missouri, provides that if during the fiscal year the County Executive certifies that  
17 there are revenues available for appropriation in excess of those estimated in the budget,  
18 the County Council by Ordinance may make supplemental appropriations for the year up  
19 to the amount of such excess; and

1           **WHEREAS**, Article VII, Section 7.2.13 of the Home Rule Charter of Jefferson  
2 County, Missouri, permits the Jefferson Missouri, Council to transfer unencumbered funds  
3 or balances within a Department; and

4           **WHEREAS**, both the County Executive and Auditor have certified that funds are  
5 available for the proposed appropriation set forth herein; and

6           **WHEREAS**, The Department of the Assessor has requested that the amount of  
7 Ninety Four Thousand, One Hundred Thirty Eight Dollars (**94,138.00**) be transferred from  
8 the Assessment Fund, Reserve Account, (210-9999-1015) to the Assessment Fund,  
9 Reserve Revenue Account, (210-0150-4002). Forty-Eight Thousand Five Hundred Dollars  
10 (**\$48,500.00**) to be allocated to Assessment Fund, Assessor Division, Maintenance  
11 Agreement (210-0150-5240), and Two Thousand Dollars (**\$2,000.00**) allocated to  
12 Assessment Fund, Assessor Division, Office Furniture and Equipment (210-0150-5650),  
13 and Forty Three Thousand Six Hundred Thirty Eight Dollars (**\$43,638.00**) allocated to  
14 Assessment Fund, Assessor Division, Computer Equipment and Hardware (210-0150-  
15 5655); and

16           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment.

17           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**  
18 **AS FOLLOWS:**

19           Section 1. The Budget of the Department of the Assessor for Jefferson County,  
20 Missouri, subject to any and all budget limitations, shall be amended to reflect the excess  
21 funds available by appropriating and transferring funds based upon certification of the  
22 County Executive as follows: Ninety Four Thousand One Hundred Thirty Eight Dollars

1   **(\$94,138.00)** be transferred from the Assessment Fund Reserve Account, (210-9999-1015)  
2   to the Assessment Fund Reserve Revenue Account, (210-0150-4002), to appropriate and  
3   allocate Forty Eight Thousand Five Hundred Dollars (**\$48,500.00**) to the Assessment Fund,  
4   Assessor Division, Maintenance Agreement, (210-0150-5240) and Two Thousand Dollars  
5   (**\$2,000.00**) to the Assessment Fund, Assessor Division, Office Furniture and Equipment,  
6   (210-0150-5650) and Forty Three Thousand Six Hundred Thirty Eight Dollars  
7   (**\$43,638.00**) to the Assessment Fund, Assessor Division, Computer Equipment and  
8   Hardware ((210-0150-5655).

9        Section 2. The amounts in this Budget Amendment Ordinance shall only be used  
10   for the purposes, accounts and account strings as identified herein and for no other purpose.

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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**

\_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: Council Member Groetke

1           **AN ORDINANCE APPROVING APPLICATION PC22076 TO REZONE A**  
2           **PORTION OF THE SUBJECT PROPERTY FROM NON-PLANNED**  
3           **COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED**  
4           **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**  
5           **949 MONTEBELLO STORAGE LOCATED IN COUNCIL DISTRICT 4.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on January 26, 2023 on Application/Petition Number  
8           PC22076 for the rezoning of 2.30 acres, from Non-Planned Community Commercial  
9           (CC2) zone district to Planned Commercial (PC) zone district, and a development plan  
10          for 949 Montebello Storage on the following described real estate located in Jefferson  
11          County, State of Missouri, to-wit: Parcel Number: 09-3.0-08.0-4-003-016; and

12          **WHEREAS**, the record of the January 26, 2023 hearing and the recommendation  
13          of the Planning and Zoning Commission have been filed with the Jefferson County,  
14          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:



1           a.       Jefferson County Planning Division Staff Report to the Planning  
2 and Zoning Commission recommending approval of the application and the case  
3 file for this Application;

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

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

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

11                 Exhibit C, Staff Report and case file;

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

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

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

18           c.       The requested change in zoning is consistent with the intent stated  
19 for the Planned Commercial (PC) zone district.

20           d.       The requested change in zoning is in accordance with the Official  
21 Master Plan of Jefferson County, Missouri.

1           e.       The requested change in zoning is in harmony with and is  
2 compatible with surrounding and adjacent land uses and properties.

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

7           g.       The requested development plan, as conditioned and modified by  
8 this Ordinance, is consistent with the UDO in that the development plan will not  
9 impede the normal and orderly development and improvement of the surrounding  
10 property.

11          h.       The requested development plan, as modified and conditioned by  
12 this Ordinance is consistent with the UDO in that the development plan  
13 incorporates adequate ingress and egress that provides for the efficient flow of  
14 traffic.

15          i.       The modification to Chapter 400, Section 400.4100 as depicted on the  
16 development plan, and as conditioned by this Ordinance, is in the best interest of  
17 the County in that the modification incorporates sound planning principles and  
18 design elements that are compatible with surrounding properties and is consistent  
19 throughout the proposed project.

20          j.       The modifications to Chapter 400, Section 400.4100 as depicted on the  
21 development plan, and as conditioned by this Ordinance, is in the best interest of

1 the County in that the modification furthers the stated goals and intent of the  
2 UDO.

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

5 Section 1. Application Number: PC22076 an application to rezone 2.30 acres  
6 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial  
7 (PC) zone district and a Development Plan for 949 Montebello Storage on the real estate  
8 described as Parcel Number: 09-3.0-08.0-4-003-016, for 949 Montebello Storage, is  
9 hereby approved subject to the following regulatory requirements, departmental  
10 comments, and the following conditions of approval:

11 **Modifications:**

12 1. Approval from Section 400.4100 – Requirements for Design and Improvement  
13 of Parking Lots for relief from the requirement to pave the boat/RV parking  
14 spaces and allow gravel in said parking spaces. Drive aisles must be paved.

15 **Conditions of Approval:**

16 1. A Site Development Plan shall be submitted to the Jefferson County Planning  
17 Division in accordance with the Unified Development Order (UDO) of  
18 Jefferson County.  
19 2. A copy of the approved Development Plan incorporating any conditions and  
20 approved modifications shall be attached to each set of Site Development  
21 plans submitted.

- 1           3. All improvements required in the Development Plan and Site Development
- 2           Plan must be installed or an escrow accepted for all incomplete items prior to
- 3           occupancy of the buildings for each phase.
- 4           4. If more than one (1) acre of land is being disturbed, the proposed development
- 5           will require a Jefferson County Land Disturbance Permit.
- 6           5. No Solid Waste may be stored on the property.
- 7           6. Building permits must be obtained for the overseas/shipping containers.
- 8           7. The applicant must obtain approval from the fire district for this method of
- 9           fireworks storage.

## 10   **Regulatory Requirements**

### 11   *Permitted Uses*

- 12           Boats, recreation vehicles, and maintenance equipment storage
- 13           Warehouse (overseas/shipping containers for fireworks storage)

### 14   *Floor Area, Height, and other Building Requirements*

- 15           Maximum Area Ratio: 0.55 FAR
- 16           Maximum Structure Height: 70 feet

### 17   *Site Development*

#### 18           *Required Setbacks (except as specifically modified by this Ordinance):*

- 19           Front Yard: 20 feet
- 20           Side Yard: 15 feet
- 21           Rear Yard: 20 feet

### 22   *Design Standards*

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

3    *Access*

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

6    *Parking*

7           Parking and loading shall be provided per the regulation of Article XII of the  
8           Jefferson County Unified Development Order, except as specifically modified by  
9           this Ordinance.

10   *Signs*

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

13   *Lighting*

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

17   *Landscaping*

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

20   *Stormwater and Erosion and Sediment Control*

1 Stormwater management and Erosion and sediment control shall comply with  
2 Chapter 505: Erosion and Sediment Control / Stormwater Management Design  
3 Manual of the Jefferson County Code of Ordinances.

4 *Geotechnical*

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

9 *Noise*

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

17 **Departmental Comments:**

18 1. Driveway entrances:

- 19 i) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic  
20 Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 21 ii) Pavement width for entrance at ROW (including curbs) for two-way traffic  
22 shall provide 26'–42'.

1           iii) Entrance width shall be provided from the street into the site for a throat  
2           length of 40’.

3    2. Parking areas:

4           a) Parking areas with 5 or more required parking spaces must provide a paved  
5           surface of 3” Type C Asphaltic Concrete over an 8” rock base (or 2” Type C  
6           Asphaltic Concrete/4” Type X Asphaltic Concrete; or 6” PCC).

7           b) Parking areas with 4 or less required parking spaces (and contractors storage  
8           yards) must provide an 8” rock base minimum.

9    3. Detention:

10          a) Stormwater shall be detained and released at a rate not to exceed the release rate  
11          from the site under the existing (pre-developed) conditions for the 2 and 100-year  
12          storm events. Detention/retention basins must also contain an overflow structure  
13          capable of passing a 100-year, 20-minute design storm.

14          b) Channel protection is required to treat the high-frequency, low-severity storm  
15          runoff events within the detention basins by metering it out slowly over 24-48  
16          hours.

17          c) No detention is required if non-residential development has less than an additional  
18          12,000 square feet of impervious area. However, low impact practices are  
19          required to mitigate the additional runoff created by the additional impervious  
20          coverage and no adverse impact may be created.

21          d) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
22          hydraulic calculations and drainage area map for each system.

1 4. Grading:

2 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
3 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
4 slopes proposed steeper than 3:1 must be included in the report for slope stability.

5 Section 2. The zoning map of Jefferson County, Missouri shall be amended  
6 by changing the area where said real estate is located on the map with the marking  
7 "PC22076."

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

10 Section 4. If any part of this Ordinance is invalid for any reason, such  
11 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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: Council Member Groetke

1           **AN ORDINANCE APPROVING APPLICATION PC22077 TO REZONE A**  
2           **PORTION OF THE SUBJECT PROPERTY FROM NON-PLANNED**  
3           **COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED**  
4           **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**  
5           **OLD STATE RD SELF STORAGE LOCATED IN COUNCIL DISTRICT 4.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on January 26, 2023 on Application/Petition Number  
8           PC22077 for the rezoning of 8.37 acres, from Non-Planned Community Commercial  
9           (CC2) zone district to Planned Commercial (PC) zone district, and a development plan  
10          for Old State Rd. Self Storage on the following described real estate located in Jefferson  
11          County, State of Missouri, to-wit: Parcel Numbers: 09-4.0-17.0-3-003-002, 09-4.0-17.0-  
12          3-004-002; and

13          **WHEREAS**, the record of the January 26, 2023 hearing and the recommendation  
14          of the Planning and Zoning Commission have been filed with the Jefferson County,  
15          Missouri, Council; and

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

1           a.       Jefferson County Planning Division Staff Report to the Planning  
2 and Zoning Commission recommending approval of the application and the case  
3 file for this Application;

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

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

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

11                 Exhibit C, Staff Report and case file;

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

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

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

18           c.       The requested change in zoning is consistent with the intent stated  
19 for the Planned Commercial (PC) zone district.

20           d.       The requested change in zoning is in accordance with the Official  
21 Master Plan of Jefferson County, Missouri.

1           e.       The requested change in zoning is in harmony with and is  
2 compatible with surrounding and adjacent land uses and properties.

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

7           g.       The requested development plan, as conditioned and modified by  
8 this Ordinance, is consistent with the UDO in that the development plan will not  
9 impede the normal and orderly development and improvement of the surrounding  
10 property.

11          h.       The requested development plan, as modified and conditioned by  
12 this Ordinance is consistent with the UDO in that the development plan  
13 incorporates adequate ingress and egress that provides for the efficient flow of  
14 traffic.

15          i.       The modifications to Chapter 400, Section 400.4650.A.1, 400.4690.A1,  
16 466.4650, and 400.4050, as depicted on the development plan, and as conditioned  
17 by this Ordinance, are in the best interest of the County in that the modifications  
18 incorporate sound planning principles and design elements that are compatible  
19 with surrounding properties and are consistent throughout the proposed project.

20          j.       The modifications to Chapter 400, Section 400.4650.A.1, 400.4690.A1,  
21 466.4650, and 400.4050 as depicted on the development plan, and as conditioned

1 by this Ordinance, are in the best interest of the County in that the modifications  
2 further the stated goals and intent of the UDO.

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

5 Section 1. Application Number: PC22077 an application to rezone 8.37 acres  
6 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial  
7 (PC) zone district and a Development Plan for Old State Rd. Self Storage on the real  
8 estate described as Parcel Numbers: 09-4.0-17.0-3-003-002, 09-4.0-17.0-3-004-002, for  
9 Old State Rd. Self Storage, is hereby approved subject to the following regulatory  
10 requirements, departmental comments, and the following conditions of approval:

11 **Modifications:**

- 12 1. Approval from Section 400.4650.A.1 – Buffer Design Standards, requirement  
13 for high impact buffer on the northern property line.
- 14 2. Approval from Section 400.4690.A.1 – Parking lot Landscaping and trees, per  
15 the submitted plan.
- 16 3. Approval from Section 400.4650 – Open Space Landscaping Requirements,  
17 per the submitted plan
- 18 4. Approval from Section 400.4050 – Number of Required Parking Spaces per  
19 the submitted plan which includes 10 total parking spaces that includes 1  
20 ADA allocated parking space.

21 **Conditions of Approval:**

22 Permitted Uses

1 Land uses shall be permitted per the approved Development Plan:

- 2 • Mini-storage, mini-warehouse facility

3 Floor Area, Height, and other Building Requirements

- 4 • Maximum Area Ratio: 0.55 FAR
- 5 • Maximum Structure Height: 70 feet

6 Site Development

7 Required Yards

- 8 • Front Yard – 20 feet; Side Yard – 15 feet; Rear Yard – 20 feet

9 Design Standards

- 10 • The development shall comply with the Mixed-Use Design
- 11 Standards in accordance with Article VII of the Jefferson
- 12 County Unified Development Order.

13 Access

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

17 Parking

- 18 • Parking and loading shall be provided per the regulation of
- 19 Article XII of the Jefferson County Unified Development
- 20 Order, except as specifically modified by this Ordinance.

21 Signs

- 1                   • Signs shall comply with Article XIII of the UDO. All  
2                   regulatory signs, including stop signs, speed limit, etc. shall be  
3                   provided by the developer.

4                   Lighting

- 5                   • Lighting that by color, placement or design resembles or  
6                   conflicts with traffic control signs is prohibited. No lighting  
7                   shall contain flashing lights, intermittent lights, animators, or  
8                   mechanical movements of any kind.

9                   Landscaping

- 10                  • Landscaping, buffers, and tree protection shall comply with  
11                  Article XIV of the Jefferson County Unified Development  
12                  Order, except as specifically modified by this Ordinance.

13                  Stormwater and Erosion and Sediment Control

- 14                  • Stormwater management and Erosion and sediment control  
15                  shall comply with Chapter 505: Erosion and Sediment Control  
16                  / Stormwater Management Design Manual of the Jefferson  
17                  County Code of Ordinances.

18                  Departmental Comments:

- 19                  1. Proposed development:  
20                      a) The existing 40' Right of Way for Old State Road must be abandoned within  
21                      the limits of the project.  
22                      b) A boundary line adjustment is required to eliminate the existing lot lines.



- 1 c) Old State Rd must be brought up to the BFE (Base flood Elevation) to  
2 accommodate the development, conditioned on approval of the Director of  
3 Public Works
- 4 2. Parking areas:
- 5 a) Parking areas with 5 or more required parking spaces must provide a paved  
6 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C  
7 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 8 b) Drive aisles width (boc):
- 9 i) Drive aisles shall be 24' wide for all 90-degree parking (one-way and two-  
10 way).
- 11 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60  
12 degree).
- 13 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degrees (if  
14 both sides).
- 15 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if  
16 one side).
- 17 c) Pavement shall slope between 1% and 6%.
- 18 3. A streetlight is required at the project entrance on Old State Road.
- 19 4. Detention:
- 20 a) Stormwater shall be detained and released at a rate not to exceed the release  
21 rate from the site under the existing (pre-developed) conditions for the 2 and

- 1           100-year storm events. Detention/retention basins must also contain an  
2           overflow structure capable of passing a 100-year, 20-minute design storm.
- 3           b) Channel protection is required to treat the high-frequency, low-severity storm  
4           runoff events within the detention basins by metering it out slowly over 24-48  
5           hours.
- 6           c) Stormwater system shall be designed for the 15-year, 20-minute event.  
7           Provide hydraulic calculations and drainage area map for each system.
- 8        5. Stream Buffers:
- 9           a) The Stormwater Division requires that stream buffers be maintained for  
10          stream orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson  
11          County Stormwater Design Manual.
- 12       6. Floodplain:
- 13          a) The Building Division requires a Floodplain Development Permit for any  
14          grading or improvements within a known floodplain.
- 15          b) The detention pond berm must be elevated at or above the 100-year flood  
16          elevation.
- 17          c) Any structures shown within the floodplain must be removed or must be  
18          constructed in full compliance with the Flood Damage Prevention Ordinance.
- 19       7. Grading:
- 20          a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
21          Missouri, as required where more than 5' of cut or 5' of fill is proposed.

1           Grades at slopes proposed steeper than 3:1 must be included in the report for  
2           slope stability.

3           Section 2.       The zoning map of Jefferson County, Missouri shall be amended  
4 by changing the area where said real estate is located on the map with the marking  
5 “PC22077.”

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

8           Section 4.       If any part of this Ordinance is invalid for any reason, such  
9 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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE APPROVING AND ADOPTING THE JEFFERSON**  
2           **COUNTY, MISSOURI, EMERGENCY OPERATIONS PLAN AS PREPARED BY**  
3           **THE JEFFERSON COUNTY PUBLIC SAFETY COMMISSION.**

4           **WHEREAS**, Article VI of the Home Rule Charter of Jefferson County, Missouri,  
5 and specifically at Section 6.2.1.6 mandates that the Jefferson County Public Safety  
6 Commission consider and propose to the Jefferson County, Missouri, Council an  
7 emergency operations plan for the County; and,

8           **WHEREAS**, the Jefferson County Public Safety Commission, in conjunction  
9 with the Jefferson County Office of Emergency Management has previously considered  
10 and proposed an Emergency Operations Plan that contains provisions establishing how an  
11 emergency is declared and provides for prompt notification of such a declaration to the  
12 Jefferson County, Missouri, Council; and,

13           **WHEREAS**, the mandate of Article VI, Section 6.2.1.6 requires that the Jefferson  
14 County Public Safety Commission is to review the Emergency Operations Plan and  
15 propose any necessary or appropriate changes to the County Council for adoption by  
16 Ordinance; and,

17           **WHEREAS**, such the Emergency Operations Plan has been duly reviewed,  
18 updated and reformatted by the Jefferson County Public Safety Commission and said  
19 Commission requests that the Plan be approved by Ordinance. Said Plan is attached

1 hereto as Exhibit A and made a part of this Ordinance as though fully set forth herein;  
2 and,

3 **WHEREAS**, the adoption of the Emergency Operations Plan is proper, necessary  
4 and in the best interest of the County for planning, preparing and declaring a public  
5 emergency and proper notification thereof.

6 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**  
7 **COUNCIL, AS FOLLOWS:**

8 Section 1: The Jefferson County, Missouri, Emergency Operations Plan, as  
9 proposed by the Jefferson County Public Safety Commission, is hereby approved and  
10 adopted.

11 Section 2: A copy of the plan, attached hereto as Exhibit A, shall be kept on  
12 file by the Department of the County Clerk. Copies shall also be distributed and kept by  
13 the Members of the County Council, the Director of Administration, the Jefferson County  
14 Public Safety Commission and its members, the Department of Emergency Management,  
15 The Jefferson County Sheriff, and any other pertinent agency deemed necessary by the  
16 Director of Emergency Management and/or the Director of Administration.

17 Section 3: This Ordinance shall be in full force and effect immediately upon  
18 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not  
19 affect the remainder of this Ordinance.

20 Section 4: The Department of Emergency Management by, with and through  
21 the Public Safety Commission and pursuant to the Home Rule Charter of Jefferson  
22 County, Missouri, shall continue to monitor plans and operations and keep the

1 Administration of the County and County Council duly advised from time to time as  
2 necessary.

**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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**

\_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant



**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: COUNCIL MEMBER(s) Stallman

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE LIBERTY RIDGE**  
4           **SUBDIVISION PROPERTY OWNERS' ASSOCIATION FOR THE PUBLIC**  
5           **MAINTENANCE ACCEPTANCE OF LIBERTY MEADOWS ROAD AND**  
6           **LIBERTY RIDGE ROAD, LOCATED IN COUNCIL DISTRICT 6.**

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 Liberty Ridge Subdivision Property Owners Association has  
2 submitted a request for public maintenance acceptance review to the Public Works  
3 Department for the streets: Liberty Meadows Road; and Liberty Ridge Road; 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 Liberty Ridge Subdivision Property Owners Association for the public maintenance  
13 acceptance of Liberty Meadows Road and Liberty Ridge Road. A copy of said agreement  
14 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 Liberty Ridge Subdivision Property Owners Association for the  
19 public maintenance acceptance of Liberty Meadows Road and Liberty Ridge Road.

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, \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED** \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: COUNCIL MEMBER(s) Haskins

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE A SUBDIVISION STREET MAINTENANCE AGREEMENT**  
3           **BETWEEN JEFFERSON COUNTY, MISSOURI AND THE VILLAGES OF**  
4           **YORKTOWN SUBDIVISION HOMEOWNERS' ASSOCIATION FOR THE**  
5           **PUBLIC MAINTENANCE ACCEPTANCE OF MAYFAIR COURT,**  
6           **KINGSGATE PARKWAY (EB), KINGSGATE PARKWAY (WB), KINGSGATE**  
7           **PARKWAY (COURT), DORCHESTER COURT, DORCHESTER CIRCLE,**  
8           **DOWNING STREET, AND PORTSMOUTH LANE, LOCATED IN COUNCIL**  
9           **DISTRICT 1.**

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

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

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

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

4           **WHEREAS**, the Villages of Yorktown Subdivision Homeowners' Association  
5 has submitted a request for public maintenance acceptance review to the Public Works  
6 Department for the streets: Mayfair Court; Kingsgate Parkway (EB); Kingsgate Parkway  
7 (WB); Kingsgate Parkway (Court); Dorchester Court; Dorchester Circle; Downing Street;  
8 and Portsmouth Lane; and,

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

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

15           **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best  
16 interest of the County to enter into a subdivision street maintenance agreement with the  
17 Villages of Yorktown Subdivision Homeowners' Association for the public maintenance  
18 acceptance of Mayfair Court; Kingsgate Parkway (EB); Kingsgate Parkway (WB);  
19 Kingsgate Parkway (Court); Dorchester Court; Dorchester Circle; Downing Street; and  
20 Portsmouth Lane. A copy of said agreement is attached hereto as Exhibit A.

21           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**  
22 **COUNCIL, AS FOLLOWS:**

1           Section 1:     Jefferson County shall execute the subdivision street maintenance  
2 agreement with the Villages of Yorktown Subdivision Homeowners' Association for the  
3 public maintenance acceptance of Mayfair Court; Kingsgate Parkway (EB); Kingsgate  
4 Parkway (WB); Kingsgate Parkway (Court); Dorchester Court; Dorchester Circle;  
5 Downing Street; and Portsmouth Lane.

6           Section 2:     The Jefferson County, Missouri, Council hereby authorizes the  
7 County Executive to execute the agreement set forth in this Ordinance. A copy of said  
8 agreement is attached hereto as Exhibit A. The County Executive is further authorized to  
9 take any and all actions necessary to carry out the intent of this Ordinance.

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

13          Section 4:     This Ordinance shall be in full force and effect from and after its  
14 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
15 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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**          \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

BILL NO.: 23-0223

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2           **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3           **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4           **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**  
5           **AND THE APPROPRIATION THEREOF TO BE USED FOR FORENSIC**  
6           **EXAMINATION EQUIPMENT.**

7           **WHEREAS,** Jefferson County, Missouri (“County”) has received additional  
8           unanticipated revenue in the amount of Three Thousand Dollars (**\$3,000.0**) from the United  
9           States Secret Service to assist with computer crime investigations; and

10           **WHEREAS,** said funds will be used for Forensic Examination Equipment  
11           expenditures; and

12           **WHEREAS,** said additional funds will be placed in the Law Enforcement Fund,  
13           Detective Division, Computer Equipment and Hardware (215-0384-5655). These funds  
14           were not included in the original submission of the 2022 budget; and

15           **WHEREAS,** Section 50.622 RSMO (2023) and the Home Rule Charter of  
16           Jefferson County, Missouri, permits a budget amendment to appropriate receipt of  
17           additional funds not included at the time of budget adoption; and

18           **WHEREAS,** the Detective Division will use this funding for Law Enforcement  
19           Forensic Examination Equipment; and

1           **WHEREAS**, the Jefferson County, Missouri Council approves of the budget  
2 amendment and requests that funds received be appropriated in the amount of **(\$3,000.00)**  
3 to the Law Enforcement Fund, Detective Division, Computer Equipment and Hardware  
4 (215-0384-5655); and

5           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment;  
6 and

7           **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at  
8 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and  
9 certifies, by the submission of this Bill, that there will be revenues available for the budget  
10 amendment and appropriations therefrom for the use of the funds set forth herein during  
11 the Fiscal Year 2023 received under the aforementioned distribution and therefore, request  
12 that the Council take the necessary actions as set forth herein and requests that the  
13 necessary budget amendments and appropriations be made in accordance with this  
14 legislation and further advises the Council that the same is proper and necessary; and

15           **WHEREAS**, it is the best interest of the County and the Sheriff Department, to  
16 approve this budget amendment and appropriate the funds accordingly to the Detective  
17 Division.

18           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**  
19 **AS FOLLOWS:**

20           Section 1.     The County hereby authorizes the County Executive and the County  
21 Auditor to amend the original 2023 Budget in the amount of Three Thousand Dollars  
22 **(\$3,000.00)**, by receiving additional revenue from the United States Secret Service, these

1 funds will be placed in the Law Enforcement Fund, Detective Division, Computer  
2 Equipment and Hardware. (215-0384-5655).

3 Section 2. The County hereby revises the original 2023 Budget for certain  
4 unanticipated funds received be appropriated in the amount of **(\$3,000.00)** to the Law  
5 Enforcement Fund, Detective Division, Computer Equipment and Hardware (215-0384-  
6 5655).

7 Section 3. The County Executive shall further be authorized to execute any and  
8 all documents and take any and all actions necessary to carry out the intent of this  
9 Ordinance.

10 Section 4. This Ordinance shall be in full force and effect from and after its  
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
12 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, \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**                      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

BILL NO.: 23-0224

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4 **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**  
5 **AND THE APPROPRIATION THEREOF TO BE USED FOR LAW**  
6 **ENFORCEMENT SUPPLIES, OFFICE FURNITURE AND EQUIPMENT,**  
7 **COMPUTER EQUIPMENT-HARDWARE, MOTOR VEHICLE EQUIPMENT.**

8           **WHEREAS,** Jefferson County, Missouri (“County”) has received additional  
9 unanticipated revenue in the amount of One Hundred Ninety Three Thousand Ninety Five  
10 Dollars (**\$193,095.00**) from the Missouri Department of Public Safety for the 2023 State  
11 Drug Task Force (DTF) Grant; and

12           **WHEREAS,** said funds will be used for Law Enforcement Supplies, Office  
13 Furniture and Equipment, Computer Equipment and Hardware, Motor Vehicle Equipment;  
14 and

15           **WHEREAS,** said additional funds will be placed in the Law Enforcement Fund,  
16 Sheriff Division, Grants, State Drug Task Force (DTF) Grant (215-0380-4300-0183).  
17 These funds were not included in the original submission of the 2023 budget; and



1           **WHEREAS**, Section 50.622 RSMO (2022) and the Home Rule Charter of  
2 Jefferson County, Missouri, permits a budget amendment to appropriate receipt of  
3 additional funds not included at the time of budget adoption; and

4           **WHEREAS**, the Sheriff Division will use this funding for Supplies, Office  
5 Furniture and Equipment, Computer Equipment and Hardware, Motor Vehicle Equipment;  
6 and

7           **WHEREAS**, the Jefferson County, Missouri Council approves of the budget  
8 amendment and requests that funds received be appropriated in the amount of **(\$15,192.00)**  
9 to the Law Enforcement Fund, Drug Enforcement Task Force Division, Supplies, State  
10 Drug Task Force (DTF) Grant (215-0386-5448-0183); and **(\$1,600.00)** to the Law  
11 Enforcement Fund, Drug Enforcement Task Force Division, Office Furniture and  
12 Equipment, State Drug Task Force (DTF) Grant (215-0386-5650-0183); and **(\$30,000.00)**  
13 to the Law Enforcement Fund, Drug Enforcement Task Force Division, Computer  
14 Equipment Hardware, State Drug Task Force (DTF) Grant (215-0386-5655-0183); and  
15 **(\$146,303.00)** to the Law Enforcement Fund, Drug Enforcement Task Force Division,  
16 Motor Vehicle Equipment, State Drug Task Force (DTF) Grant (215-0386-5670-0183);  
17 and

18           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment;  
19 and

20           **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at  
21 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and  
22 certifies, by the submission of this Bill, that there will be revenues available for the budget

1 amendment and appropriations therefrom for the use of the funds set forth herein during  
2 the Fiscal Year 2023 received under the aforementioned distribution and therefore, request  
3 that the Council take the necessary actions as set forth herein and requests that the  
4 necessary budget amendments and appropriations be made in accordance with this  
5 legislation and further advises the Council that the same is proper and necessary; and

6 **WHEREAS**, it is the best interest of the County and the Sheriff Division, to  
7 approve this budget amendment and appropriate the funds accordingly to the Sheriff  
8 Division; and

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

11 Section 1. The County hereby authorizes the County Executive and the County  
12 Auditor to amend the original 2023 Budget in the amount of One Hundred Ninety Three  
13 Thousand Ninety Five Dollars (**\$193,095.00**), by receiving additional revenue from the  
14 Missouri State Drug Task Force, (DTF) Grant. These funds will be placed in the Law  
15 Enforcement Fund, Sheriff Division, Grants, State Drug Task Force (DTF) Grant (215-  
16 0380-4300-0183).

17 Section 2. The County hereby revises the original 2023 Budget for certain  
18 unanticipated funds received be appropriated in the amount of (**\$15,192.00**) to the Law  
19 Enforcement Fund, Drug Enforcement Task Force Division, Supplies, State Drug Task  
20 Force (DTF) Grant (215-0386-5448-0183); and (**\$1,600.00**) to the Law Enforcement Fund,  
21 Drug Enforcement Task Force Division, Office Furniture and Equipment, State Drug Task  
22 Force (DTF) Grant (215-0386-5650-0183); and (**\$30,000.00**) to the Law Enforcement

1 Fund, Drug Enforcement Task Force Division, Computer Equipment Hardware, State Drug  
2 Task Force (DTF) Grant (215-0386-5655-0183); and **(\$146,303.00)** to the Law  
3 Enforcement Fund, Drug Enforcement Task Force Division, Motor Vehicle Equipment,  
4 State Drug Task Force (DTF) Grant (215-0386-5670-0183)

5 Section 3. The County Executive shall further be authorized to execute any and  
6 all documents and take any and all actions necessary to carry out the intent of this  
7 Ordinance.

8 Section 4. This Ordinance shall be in full force and effect from and after its  
9 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
10 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, \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

**\_\_\_\_\_ PASSED                      \_\_\_\_\_ FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

BILL NO.: 23-0225

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4 **TRANSFER OF BUDGET FUNDS BETWEEN THE LAW ENFORCEMENT**  
5 **FUND RESERVE ACCOUNT AND LAW ENFORCEMENT FUND RESERVE**  
6 **REVENUE ACCOUNT TO PAY THE COST OF DESIGN SERVICES FOR THE**  
7 **JEFFERSON COUNTY FORENSIC CRIME LAB.**

8           **WHEREAS**, the Department of the Sheriff, requests that funds in the total amount  
9 of Six Hundred Ninety Thousand Dollars **(\$690,000.00)** be transferred from the Law  
10 Enforcement Reserve Account (215-9999-1015) to the Law Enforcement Reserve Revenue  
11 Account (215-0380-4002) to pay for the cost of design services for the Forensic Crime  
12 Lab; and

13           **WHEREAS**, Article VII, Section 7.2.10 of the Home Rule Charter of Jefferson  
14 County, Missouri, provides that if during the fiscal year the County Executive certifies that  
15 there are revenues available for appropriation in excess of those estimated in the budget,  
16 the County Council by Ordinance may make supplemental appropriations for the year up  
17 to the amount of such excess; and

1           **WHEREAS**, Article VII, Section 7.2.13 of the Home Rule Charter of Jefferson  
2 County, Missouri, permits the Jefferson Missouri, Council to transfer unencumbered funds  
3 or balances within a Department; and

4           **WHEREAS**, both the County Executive and Auditor have certified that funds are  
5 available for the proposed appropriation set forth herein; and

6           **WHEREAS**, The Department of the Sheriff has requested that the amount of Six  
7 Hundred Ninety Thousand Dollars **(\$690,000.00)** be transferred from the Law  
8 Enforcement Fund, Reserve Account, (215-9999-1015) to the Law Enforcement Reserve  
9 Revenue Account, (215-0380-4002), and to be allocated to Law Enforcement Fund, Sheriff  
10 Division, Buildings and Properties (215-0380-5605); and

11           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment.

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

14           Section 1. The Budget of the Department of the Sheriff for Jefferson County,  
15 Missouri, subject to any and all budget limitations, shall be amended to reflect the excess  
16 funds available by appropriating and transferring funds based upon certification of the  
17 County Executive as follows: Six Hundred Ninety Thousand Dollars **(\$690,000.00)** be  
18 transferred from the Law Enforcement Fund Reserve Account, (215-9999-1015) to the  
19 Law Enforcement Fund Reserve Revenue Account, (215-0380-4002), to be appropriated  
20 in the amount of Six Hundred Ninety Thousand Dollars **(\$690,000.00)** to the Law  
21 Enforcement Fund, Sheriff Division, Buildings and Properties, (215-0380-5605)

1            Section 2. The amounts in this Budget Amendment Ordinance shall only be used  
2 for the purposes, accounts and account strings as identified herein and for no other purpose.

3            Section 3. 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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**

\_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant



**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

BILL NO.: 23-0226

ORDINANCE NO.: 23-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Groeteke

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2023**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2022) TO REFLECT THE**  
4 **TRANSFER OF BUDGET FUNDS BETWEEN THE ASSESSMENT FUND**  
5 **RESERVE ACCOUNT AND ASSESSMENT FUND RESERVE REVENUE**  
6 **ACCOUNT FOR THE VEHICLE VALUATION DATA CONTRACT, OFFICE**  
7 **FURNITURE AND EQUIPMENT, COPIERS AND PRINTERS AND COMPUTER**  
8 **UPGRADES TO WINDOWS 11.**

9           **WHEREAS**, the Department of the Assessor, requests that funds in the total  
10 amount of Ninety Four Thousand One Hundred Thirty Eight Dollars (**\$94,138.00**) be  
11 transferred from the Assessment Reserve Account, (210-9999-1015) to the Assessment  
12 Reserve Revenue Account (210-0150-4002) to pay for J.D. Power valuation license and  
13 services agreement, to purchase office equipment, to upgrade copiers and printers, and to  
14 upgrade computers to windows 11.

15           **WHEREAS**, Article VII, Section 7.2.10 of the Home Rule Charter of Jefferson  
16 County, Missouri, provides that if during the fiscal year the County Executive certifies that  
17 there are revenues available for appropriation in excess of those estimated in the budget,  
18 the County Council by Ordinance may make supplemental appropriations for the year up  
19 to the amount of such excess; and

1           **WHEREAS**, Article VII, Section 7.2.13 of the Home Rule Charter of Jefferson  
2 County, Missouri, permits the Jefferson Missouri, Council to transfer unencumbered funds  
3 or balances within a Department; and

4           **WHEREAS**, both the County Executive and Auditor have certified that funds are  
5 available for the proposed appropriation set forth herein; and

6           **WHEREAS**, The Department of the Assessor has requested that the amount of  
7 Ninety Four Thousand, One Hundred Thirty Eight Dollars (**94,138.00**) be transferred from  
8 the Assessment Fund, Reserve Account, (210-9999-1015) to the Assessment Fund,  
9 Reserve Revenue Account, (210-0150-4002). Forty-Eight Thousand Five Hundred Dollars  
10 (**\$48,500.00**) to be allocated to Assessment Fund, Assessor Division, Maintenance  
11 Agreement (210-0150-5240), and Two Thousand Dollars (**\$2,000.00**) allocated to  
12 Assessment Fund, Assessor Division, Office Furniture and Equipment (210-0150-5650),  
13 and Forty Three Thousand Six Hundred Thirty Eight Dollars (**\$43,638.00**) allocated to  
14 Assessment Fund, Assessor Division, Computer Equipment and Hardware (210-0150-  
15 5655); and

16           **WHEREAS**, the Auditor of Jefferson County approves of this budget amendment.

17           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**  
18 **AS FOLLOWS:**

19           Section 1. The Budget of the Department of the Assessor for Jefferson County,  
20 Missouri, subject to any and all budget limitations, shall be amended to reflect the excess  
21 funds available by appropriating and transferring funds based upon certification of the  
22 County Executive as follows: Ninety Four Thousand One Hundred Thirty Eight Dollars

1   **(\$94,138.00)** be transferred from the Assessment Fund Reserve Account, (210-9999-1015)  
2   to the Assessment Fund Reserve Revenue Account, (210-0150-4002), to appropriate and  
3   allocate Forty Eight Thousand Five Hundred Dollars (**\$48,500.00**) to the Assessment Fund,  
4   Assessor Division, Maintenance Agreement, (210-0150-5240) and Two Thousand Dollars  
5   (**\$2,000.00**) to the Assessment Fund, Assessor Division, Office Furniture and Equipment,  
6   (210-0150-5650) and Forty Three Thousand Six Hundred Thirty Eight Dollars  
7   (**\$43,638.00**) to the Assessment Fund, Assessor Division, Computer Equipment and  
8   Hardware ((210-0150-5655).

9        Section 2. The amounts in this Budget Amendment Ordinance shall only be used  
10   for the purposes, accounts and account strings as identified herein and for no other purpose.

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, \_\_\_\_\_ \_\_\_\_\_

Council Member District 3, Shannon Otto \_\_\_\_\_

Council Member District 4, Charles Groeteke \_\_\_\_\_

Council Member District 5, Scott Seek \_\_\_\_\_

Council Member District 6, Daniel Stallman \_\_\_\_\_

Council Member District 7, Bob Tullock \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**

\_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, County Executive

ATTEST:

\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: Council Member Groetke

1           **AN ORDINANCE APPROVING APPLICATION PC22076 TO REZONE A**  
2           **PORTION OF THE SUBJECT PROPERTY FROM NON-PLANNED**  
3           **COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED**  
4           **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**  
5           **949 MONTEBELLO STORAGE LOCATED IN COUNCIL DISTRICT 4.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on January 26, 2023 on Application/Petition Number  
8           PC22076 for the rezoning of 2.30 acres, from Non-Planned Community Commercial  
9           (CC2) zone district to Planned Commercial (PC) zone district, and a development plan  
10          for 949 Montebello Storage on the following described real estate located in Jefferson  
11          County, State of Missouri, to-wit: Parcel Number: 09-3.0-08.0-4-003-016; and

12          **WHEREAS**, the record of the January 26, 2023 hearing and the recommendation  
13          of the Planning and Zoning Commission have been filed with the Jefferson County,  
14          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:

1           a.       Jefferson County Planning Division Staff Report to the Planning  
2 and Zoning Commission recommending approval of the application and the case  
3 file for this Application;

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

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

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

11                 Exhibit C, Staff Report and case file;

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

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

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

18           c.       The requested change in zoning is consistent with the intent stated  
19 for the Planned Commercial (PC) zone district.

20           d.       The requested change in zoning is in accordance with the Official  
21 Master Plan of Jefferson County, Missouri.



1           e.       The requested change in zoning is in harmony with and is  
2 compatible with surrounding and adjacent land uses and properties.

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

7           g.       The requested development plan, as conditioned and modified by  
8 this Ordinance, is consistent with the UDO in that the development plan will not  
9 impede the normal and orderly development and improvement of the surrounding  
10 property.

11          h.       The requested development plan, as modified and conditioned by  
12 this Ordinance is consistent with the UDO in that the development plan  
13 incorporates adequate ingress and egress that provides for the efficient flow of  
14 traffic.

15          i.       The modification to Chapter 400, Section 400.4100 as depicted on the  
16 development plan, and as conditioned by this Ordinance, is in the best interest of  
17 the County in that the modification incorporates sound planning principles and  
18 design elements that are compatible with surrounding properties and is consistent  
19 throughout the proposed project.

20          j.       The modifications to Chapter 400, Section 400.4100 as depicted on the  
21 development plan, and as conditioned by this Ordinance, is in the best interest of

1 the County in that the modification furthers the stated goals and intent of the  
2 UDO.

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

5 Section 1. Application Number: PC22076 an application to rezone 2.30 acres  
6 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial  
7 (PC) zone district and a Development Plan for 949 Montebello Storage on the real estate  
8 described as Parcel Number: 09-3.0-08.0-4-003-016, for 949 Montebello Storage, is  
9 hereby approved subject to the following regulatory requirements, departmental  
10 comments, and the following conditions of approval:

11 **Modifications:**

12 1. Approval from Section 400.4100 – Requirements for Design and Improvement  
13 of Parking Lots for relief from the requirement to pave the boat/RV parking  
14 spaces and allow gravel in said parking spaces. Drive aisles must be paved.

15 **Conditions of Approval:**

16 1. A Site Development Plan shall be submitted to the Jefferson County Planning  
17 Division in accordance with the Unified Development Order (UDO) of  
18 Jefferson County.  
19 2. A copy of the approved Development Plan incorporating any conditions and  
20 approved modifications shall be attached to each set of Site Development  
21 plans submitted.

- 1           3. All improvements required in the Development Plan and Site Development
- 2           Plan must be installed or an escrow accepted for all incomplete items prior to
- 3           occupancy of the buildings for each phase.
- 4           4. If more than one (1) acre of land is being disturbed, the proposed development
- 5           will require a Jefferson County Land Disturbance Permit.
- 6           5. No Solid Waste may be stored on the property.
- 7           6. Building permits must be obtained for the overseas/shipping containers.
- 8           7. The applicant must obtain approval from the fire district for this method of
- 9           fireworks storage.

## 10   **Regulatory Requirements**

### 11   *Permitted Uses*

- 12           Boats, recreation vehicles, and maintenance equipment storage
- 13           Warehouse (overseas/shipping containers for fireworks storage)

### 14   *Floor Area, Height, and other Building Requirements*

- 15           Maximum Area Ratio: 0.55 FAR
- 16           Maximum Structure Height: 70 feet

### 17   *Site Development*

#### 18           *Required Setbacks (except as specifically modified by this Ordinance):*

- 19           Front Yard: 20 feet
- 20           Side Yard: 15 feet
- 21           Rear Yard: 20 feet

### 22   *Design Standards*

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

3    *Access*

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

6    *Parking*

7           Parking and loading shall be provided per the regulation of Article XII of the  
8           Jefferson County Unified Development Order, except as specifically modified by  
9           this Ordinance.

10   *Signs*

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

13   *Lighting*

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

17   *Landscaping*

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

20   *Stormwater and Erosion and Sediment Control*

1 Stormwater management and Erosion and sediment control shall comply with  
2 Chapter 505: Erosion and Sediment Control / Stormwater Management Design  
3 Manual of the Jefferson County Code of Ordinances.

4 *Geotechnical*

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

9 *Noise*

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

17 **Departmental Comments:**

18 1. Driveway entrances:

- 19 i) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic  
20 Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 21 ii) Pavement width for entrance at ROW (including curbs) for two-way traffic  
22 shall provide 26'–42'.

1           iii) Entrance width shall be provided from the street into the site for a throat  
2           length of 40’.

3    2. Parking areas:

4           a) Parking areas with 5 or more required parking spaces must provide a paved  
5           surface of 3” Type C Asphaltic Concrete over an 8” rock base (or 2” Type C  
6           Asphaltic Concrete/4” Type X Asphaltic Concrete; or 6” PCC).

7           b) Parking areas with 4 or less required parking spaces (and contractors storage  
8           yards) must provide an 8” rock base minimum.

9    3. Detention:

10          a) Stormwater shall be detained and released at a rate not to exceed the release rate  
11          from the site under the existing (pre-developed) conditions for the 2 and 100-year  
12          storm events. Detention/retention basins must also contain an overflow structure  
13          capable of passing a 100-year, 20-minute design storm.

14          b) Channel protection is required to treat the high-frequency, low-severity storm  
15          runoff events within the detention basins by metering it out slowly over 24-48  
16          hours.

17          c) No detention is required if non-residential development has less than an additional  
18          12,000 square feet of impervious area. However, low impact practices are  
19          required to mitigate the additional runoff created by the additional impervious  
20          coverage and no adverse impact may be created.

21          d) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
22          hydraulic calculations and drainage area map for each system.

1 4. Grading:

2 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
3 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
4 slopes proposed steeper than 3:1 must be included in the report for slope stability.

5 Section 2. The zoning map of Jefferson County, Missouri shall be amended  
6 by changing the area where said real estate is located on the map with the marking  
7 "PC22076."

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

10 Section 4. If any part of this Ordinance is invalid for any reason, such  
11 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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant



**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023

INTRODUCED BY: Council Member Groetke

1           **AN ORDINANCE APPROVING APPLICATION PC22077 TO REZONE A**  
2           **PORTION OF THE SUBJECT PROPERTY FROM NON-PLANNED**  
3           **COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED**  
4           **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**  
5           **OLD STATE RD SELF STORAGE LOCATED IN COUNCIL DISTRICT 4.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on January 26, 2023 on Application/Petition Number  
8           PC22077 for the rezoning of 8.37 acres, from Non-Planned Community Commercial  
9           (CC2) zone district to Planned Commercial (PC) zone district, and a development plan  
10          for Old State Rd. Self Storage on the following described real estate located in Jefferson  
11          County, State of Missouri, to-wit: Parcel Numbers: 09-4.0-17.0-3-003-002, 09-4.0-17.0-  
12          3-004-002; and

13          **WHEREAS**, the record of the January 26, 2023 hearing and the recommendation  
14          of the Planning and Zoning Commission have been filed with the Jefferson County,  
15          Missouri, Council; and

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

1           a.       Jefferson County Planning Division Staff Report to the Planning  
2 and Zoning Commission recommending approval of the application and the case  
3 file for this Application;

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

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

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

11                 Exhibit C, Staff Report and case file;

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

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

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

18           c.       The requested change in zoning is consistent with the intent stated  
19 for the Planned Commercial (PC) zone district.

20           d.       The requested change in zoning is in accordance with the Official  
21 Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is  
2 compatible with surrounding and adjacent land uses and properties.

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

7 g. The requested development plan, as conditioned and modified by  
8 this Ordinance, is consistent with the UDO in that the development plan will not  
9 impede the normal and orderly development and improvement of the surrounding  
10 property.

11 h. The requested development plan, as modified and conditioned by  
12 this Ordinance is consistent with the UDO in that the development plan  
13 incorporates adequate ingress and egress that provides for the efficient flow of  
14 traffic.

15 i. The modifications to Chapter 400, Section 400.4650.A.1, 400.4690.A1,  
16 466.4650, and 400.4050, as depicted on the development plan, and as conditioned  
17 by this Ordinance, are in the best interest of the County in that the modifications  
18 incorporate sound planning principles and design elements that are compatible  
19 with surrounding properties and are consistent throughout the proposed project.

20 j. The modifications to Chapter 400, Section 400.4650.A.1, 400.4690.A1,  
21 466.4650, and 400.4050 as depicted on the development plan, and as conditioned

1 by this Ordinance, are in the best interest of the County in that the modifications  
2 further the stated goals and intent of the UDO.

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

5 Section 1. Application Number: PC22077 an application to rezone 8.37 acres  
6 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial  
7 (PC) zone district and a Development Plan for Old State Rd. Self Storage on the real  
8 estate described as Parcel Numbers: 09-4.0-17.0-3-003-002, 09-4.0-17.0-3-004-002, for  
9 Old State Rd. Self Storage, is hereby approved subject to the following regulatory  
10 requirements, departmental comments, and the following conditions of approval:

11 **Modifications:**

- 12 1. Approval from Section 400.4650.A.1 – Buffer Design Standards, requirement  
13 for high impact buffer on the northern property line.
- 14 2. Approval from Section 400.4690.A.1 – Parking lot Landscaping and trees, per  
15 the submitted plan.
- 16 3. Approval from Section 400.4650 – Open Space Landscaping Requirements,  
17 per the submitted plan
- 18 4. Approval from Section 400.4050 – Number of Required Parking Spaces per  
19 the submitted plan which includes 10 total parking spaces that includes 1  
20 ADA allocated parking space.

21 **Conditions of Approval:**

22 Permitted Uses

1 Land uses shall be permitted per the approved Development Plan:

- 2 • Mini-storage, mini-warehouse facility

3 Floor Area, Height, and other Building Requirements

- 4 • Maximum Area Ratio: 0.55 FAR
- 5 • Maximum Structure Height: 70 feet

6 Site Development

7 Required Yards

- 8 • Front Yard – 20 feet; Side Yard – 15 feet; Rear Yard – 20 feet

9 Design Standards

- 10 • The development shall comply with the Mixed-Use Design
- 11 Standards in accordance with Article VII of the Jefferson
- 12 County Unified Development Order.

13 Access

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

17 Parking

- 18 • Parking and loading shall be provided per the regulation of
- 19 Article XII of the Jefferson County Unified Development
- 20 Order, except as specifically modified by this Ordinance.

21 Signs

- 1                   • Signs shall comply with Article XIII of the UDO. All  
2                   regulatory signs, including stop signs, speed limit, etc. shall be  
3                   provided by the developer.

4                   Lighting

- 5                   • Lighting that by color, placement or design resembles or  
6                   conflicts with traffic control signs is prohibited. No lighting  
7                   shall contain flashing lights, intermittent lights, animators, or  
8                   mechanical movements of any kind.

9                   Landscaping

- 10                  • Landscaping, buffers, and tree protection shall comply with  
11                  Article XIV of the Jefferson County Unified Development  
12                  Order, except as specifically modified by this Ordinance.

13                  Stormwater and Erosion and Sediment Control

- 14                  • Stormwater management and Erosion and sediment control  
15                  shall comply with Chapter 505: Erosion and Sediment Control  
16                  / Stormwater Management Design Manual of the Jefferson  
17                  County Code of Ordinances.

18                  Departmental Comments:

- 19                  1. Proposed development:  
20                      a) The existing 40' Right of Way for Old State Road must be abandoned within  
21                      the limits of the project.  
22                      b) A boundary line adjustment is required to eliminate the existing lot lines.

- 1 c) Old State Rd must be brought up to the BFE (Base flood Elevation) to  
2 accommodate the development, conditioned on approval of the Director of  
3 Public Works
- 4 2. Parking areas:
- 5 a) Parking areas with 5 or more required parking spaces must provide a paved  
6 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C  
7 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 8 b) Drive aisles width (boc):
- 9 i) Drive aisles shall be 24' wide for all 90-degree parking (one-way and two-  
10 way).
- 11 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60  
12 degree).
- 13 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degrees (if  
14 both sides).
- 15 iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if  
16 one side).
- 17 c) Pavement shall slope between 1% and 6%.
- 18 3. A streetlight is required at the project entrance on Old State Road.
- 19 4. Detention:
- 20 a) Stormwater shall be detained and released at a rate not to exceed the release  
21 rate from the site under the existing (pre-developed) conditions for the 2 and



- 1           100-year storm events. Detention/retention basins must also contain an  
2           overflow structure capable of passing a 100-year, 20-minute design storm.
- 3           b) Channel protection is required to treat the high-frequency, low-severity storm  
4           runoff events within the detention basins by metering it out slowly over 24-48  
5           hours.
- 6           c) Stormwater system shall be designed for the 15-year, 20-minute event.  
7           Provide hydraulic calculations and drainage area map for each system.
- 8        5. Stream Buffers:
- 9           a) The Stormwater Division requires that stream buffers be maintained for  
10          stream orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson  
11          County Stormwater Design Manual.
- 12       6. Floodplain:
- 13          a) The Building Division requires a Floodplain Development Permit for any  
14          grading or improvements within a known floodplain.
- 15          b) The detention pond berm must be elevated at or above the 100-year flood  
16          elevation.
- 17          c) Any structures shown within the floodplain must be removed or must be  
18          constructed in full compliance with the Flood Damage Prevention Ordinance.
- 19       7. Grading:
- 20          a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
21          Missouri, as required where more than 5' of cut or 5' of fill is proposed.

1           Grades at slopes proposed steeper than 3:1 must be included in the report for  
2           slope stability.

3           Section 2.       The zoning map of Jefferson County, Missouri shall be amended  
4 by changing the area where said real estate is located on the map with the marking  
5 “PC22077.”

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

8           Section 4.       If any part of this Ordinance is invalid for any reason, such  
9 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, \_\_\_\_\_ \_\_\_\_\_  
Council Member District 3, Shannon Otto \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, Scott Seek \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Bob Tullock \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023:**

\_\_\_\_\_ **PASSED**      \_\_\_\_\_ **FAILED**

\_\_\_\_\_  
Charles Groeteke, County Council Chair

\_\_\_\_\_  
Cherlynn Boyer, Council Executive Assistant

**THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

***ATTEST:***

\_\_\_\_\_  
Jeannie Goff, County Clerk

By \_\_\_\_\_  
Deputy Clerk

First Reading: 02-14-2023

Second Reading: 02-27-2023

Third Reading: 02-27-2023