



## COUNTY COUNCIL NOTICE OF A REGULAR MEETING

Notice is hereby given that the Jefferson County, Missouri, Council, will conduct a Regular Meeting on Tuesday, May 10, 2022, 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. PROCLAMATION
  - A. Eagle Scout Brian Simpson.
- VI. PUBLIC COMMENTS
- VII. APPROVAL OF THE AGENDA
- VIII. APPROVAL OF THE JOURNAL
  - A. Approval of the April 21, 2022, Journal – Special Meeting.
  - B. Approval of the April 25, 2022, Journal – Regular Meeting.
- IX. PUBLIC HEARING
- X. REPORTS FROM COUNTY EXECUTIVE
- XI. RECONSIDERATION OF BILLS
- XII. CONSIDERATION OF VETOED BILLS
- XIII. CONSENT AGENDA

Bill No. 22-0501 - An Ordinance To Authorize The County Executive To Execute The Utility Agreement For The Old Lemay Ferry-East Rock Creek To Spring Forest Project, STP-5461 (609), With Union Electric Company D/B/A Ameren Missouri Located In Council Districts 2, 3, And 4. (*Department of Public Works*)

Bill No. 22-0502 - An Ordinance To Authorize The County Executive To Execute Change Order Number 1 For The East Rock Creek Road Safety Improvements Program With Pace Construction Company, LLC, In Council District 2. (*Department of Public Works*)



*(Consent Agenda, Continued)*

Bill No. 22-0503 - An Ordinance To Authorize The County Executive To Execute Change Order Number 3 For The Main Street House Springs Reconstruction Project With Kimes Contracting, LLC, In Council District 7. *(Department of Public Works)*

Bill No. 22-0504 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For Elevator Maintenance And Repair Services 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0505 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For Hydraulic Fittings And Hoses 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0506 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For Trash Containers 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0507 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For Trash Removal Services 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0508 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For On-Call Construction Management Services; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 22-0509 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For Public Nuisance Abatement 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of County Services and Code Enforcement)*

Bill No. 22-0510 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For Roadway Signs 2022; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*



*(Consent Agenda, Continued)*

Bill No. 22-0511 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For The 2021 On-Call Landscape And Tree Services Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 22-0512 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2021 On-Call Remediation Services, Department Of Public Works. *(Department of Public Works)*

Bill No. 22-0513 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Sheriff's Office Uniforms 2019, Department Of The Sheriff. *(Department of the Sheriff)*

Bill No. 22-0514 - An Ordinance To Utilize The State Of Missouri Contract Pricing Under The Public Safety Communications Products, Services, And Solutions Contract CT221447003 With Motorola Solutions, Inc., And To Authorize The Execution Of A Purchase For The Department Of The Sheriff. *(Department of the Sheriff)*

Bill No. 22-0515 - An Ordinance Authorizing Jefferson County, Missouri Executive To Execute Agreements For Professional Services For On-Call Roadway Engineering Services For 2022 Through 2025. *(Department of Public Works)*

Bill No. 22-0516 - 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. *(County Executive)*

XIV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XV. CONSIDERATION OF RESOLUTIONS

Resolution No. R22-0501 - Resolution And Order Of The Jefferson County, Missouri, Council Acknowledging Receipt Of The Reports Of Local Assessments As Filed By The Railroad And Utility Companies In Jefferson County, Missouri For The Year 2022; Ordering The Clerk Of Jefferson County To Certify The Correctness Of The Report Under The Seal Of Jefferson County, Missouri, And To Forward The Certificate To The State Tax Commission As Required By State Law. *(Department of the County Clerk)*

Resolution No. R22-0502 - A Resolution And Order Of The Jefferson County, Missouri, Council Denying Application PR122016 A Request For A Zone Change For Parcel Numbers 09-4.0-18.0-4-005-007 And 09-4.0-18.0-4-005-007.01 From Single Family Residential (R20) Zone District To Planned Single Family Residential (PR1) Zone District And A Development Plan For Antonia Villas, Located In Council District 4. *(Department of County Services and Code Enforcement)*

Resolution No. R22-0503 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Personal Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor)*

*(Consideration of Resolutions, Continued)*

Resolution No. R22-0504 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Real Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Department of the Assessor)*

XVI. INTRODUCTION OF BILLS

Bill No. 22-0517 - An Ordinance Disclaiming Any Interest In The Right Of Way For Public Access Shown On Bases Loaded Plat Three, In Council District 4, And Authorizing The County Executive To Execute Deeds Quitclaiming Any Interest That Jefferson County, Missouri, May Have In Said Right Of Way. *(Department of the County Counselor)*

Bill No. 22-0518 - An Ordinance Ordering And Approving The Delinquent Tax Trustee As Appointed Pursuant To Section 140.260 RSMo To Sell Certain Property, Execute Deeds And Deliver The Same For Real Property To Jessica & Justin Thorne As Described Herein, Located In Council District 6. *(Department of the Collector, Delinquent Tax Trustee)*

Bill No. 22-0519 - An Ordinance Approving Application CC221106 To Rezone 0.31 Acres From Single-Family Residential (R20) Zone District To Non-Planned Community Commercial (CC2) Zone District Located In Council District 3. *(Department of County Services and Code Enforcement)*

Bill No. 22-0520 - An Ordinance Approving Application CU22013 For The Issuance Of A Conditional Use Permit For A 195-Foot Telecommunication Tower In The Large Lot Residential (LR2) Zone District Located In Council District 5. *(Department of County Services and Code Enforcement)*

XVII. PERFECTION OF BILLS

Bill No. 22-0425 - An Ordinance Approving Application PI22007 To Rezone Parcel 09-4.0-20.0-2-001-023 From Neighborhood Commercial (NC1) Zone District To Planned Industrial (PI) Zone District And Approval Of A Development Plan For Days Parts Yard Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 22-0426 - An Ordinance Approving Application PR122001 To Rezone Approximately 11.12 Acres From Planned Unit Development (PUD) Zone District To Planned Single Family Residential (PR1) Zone District And The Development Plan For Amberleigh Woods Located In Council District 2. *(Department of County Services and Code Enforcement)*

Bill No. 22-0427 - An Ordinance Approving A Petition To Create The Bear Ridge Community Improvement District Located In Council District 7 Pursuant To Sections 67.1401 Through 67.1571 Of The Revised Statutes Of Missouri; Creating The Bear Ridge Community Improvement District As A Political Subdivision; Directing The County Clerk Of Jefferson County To Report The Creation Of The Community Improvement District To The Missouri Department Of Economic Development And State Auditor; Establishing An Effective Date; And Directing And Authorizing County Officials To Take Certain Actions Related To The Same. *(Department of the County Counselor)*

*(Perfection of Bills, Continued)*

Bill No. 22-0451 - An Ordinance To Authorize An Amendment Of The 2022 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2021) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Fund A Full-Time Intelligence Liaison Position. *(Departments of the Sheriff, Auditor)*

Bill No. 22-0452 - An Ordinance Approving Application RS21103, To Rezone Parcel Number 13-6.0-23.0-1-001-001 Located At 8850 Old Morse Mill Spur, From Non-Planned Community Commercial (CC2) Zone District To Single Family Residential (R10) Zone District Located In Council District 7. *(Department of County Services and Code Enforcement)*

XVIII. FINAL PASSAGE OF BILLS

Bill No. 22-0425 - An Ordinance Approving Application PI22007 To Rezone Parcel 09-4.0-20.0-2-001-023 From Neighborhood Commercial (NC1) Zone District To Planned Industrial (PI) Zone District And Approval Of A Development Plan For Days Parts Yard Located In Council District 4. *(Department of County Services and Code Enforcement)*

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Bill No. 22-0451 - An Ordinance To Authorize An Amendment Of The 2022 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo (2021) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Fund A Full-Time Intelligence Liaison Position. *(Departments of the Sheriff, Auditor)*

Bill No. 22-0452 - An Ordinance Approving Application RS21103, To Rezone Parcel Number 13-6.0-23.0-1-001-001 Located At 8850 Old Morse Mill Spur, From Non-Planned Community Commercial (CC2) Zone District To Single Family Residential (R10) Zone District Located In Council District 7. *(Department of County Services and Code Enforcement)*

XIX. OTHER MATTERS

- A. County Council Motions Regarding Future Agendas – Other Matters. (*County Council*)
- B. Motion To Acknowledge Receipt Of The Jefferson County Treasurer’s Monthly Settlement And Financial Report For March, 2022 And To Place On File In The County Clerk’s Office. (*Departments of the Treasurer, County Clerk*)
- C. Motion To Acknowledge Receipt Of High Ridge Commons Community Improvement District Annual Report For Fiscal Year Ending December 31, 2021, And Place On File In The County Clerk’s Office. (*Department of the County Clerk*)
- D. Motion To Acknowledge Receipt Of Kingston Hills Community Improvement District Annual Report For Fiscal Year End December 31, 2021, And To Place On File In The County Clerk’s Office. (*Department of the County Clerk*)
- E. Motion To Acknowledge Receipt Of Rockwood Meadows Community Improvement District Annual Report For Fiscal Year End December 31, 2021, And To Place On File In The County Clerk’s Office. (*Department of the County Clerk*)
- F. Discussion Regarding Whether To Hold Off On County Council District 5 Appointment Until The August Primary Is Completed (*County Council*)

XX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

XXI. CLOSED SESSION

XXII. 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.*

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

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE THE UTILITY AGREEMENT FOR THE OLD LEMAY FERRY-EAST**  
3           **ROCK CREEK TO SPRING FOREST PROJECT, STP-5461 (609), WITH UNION**  
4           **ELECTRIC COMPANY D/B/A AMEREN MISSOURI LOCATED IN COUNCIL**  
5           **DISTRICTS 2, 3, AND 4.**

6           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”), has secured  
7 federal funding under project STP-5461(609) to improve a stretch of Old Lemay Ferry  
8 Road from East Rock Creek Road to Spring Forest Road; and

9           **WHEREAS**, the County opened the bids for construction of the project on October  
10 26, 2021; and

11           **WHEREAS**, after reviewing current conditions at the site, there are conflicts with  
12 the proposed road improvements and the location of distribution facilities located in  
13 Ameren Missouri (hereafter, “Ameren”) private easements; and

14           **WHEREAS**, Ameren finds it necessary to make utility adjustments to their  
15 facilities, including the replacement and relocation of Ameren-owned utility poles located  
16 on private easement, that would otherwise be in conflict with the newly aligned roadway;  
17 and



1           **WHEREAS**, Jefferson County, Missouri finds that is in the best interest of the  
2 County to enter into a Contract with Ameren to reimburse them for the adjustment of their  
3 facilities to eliminate their conflicts with our road project, as set forth in Exhibit A which  
4 is attached hereto and made a part of the Ordinance, for a cost not to exceed one hundred  
5 six thousand, eight hundred forty-two dollars and seventy-four cents (\$106,842.74), subject  
6 to budgetary limitation, for the Old Lemay Ferry Road-East Rock Creek to Spring Forest  
7 Project.

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

10           Section 1. The County finds that it is now necessary and is the best interest of the  
11 County to execute at Utility Agreement for a cost not to exceed one hundred six thousand,  
12 eight hundred forty-two dollars and seventy-four cents (**\$106,842.74**), subject to budgetary  
13 limitations, with Ameren Missouri for the Old Lemay Ferry-East Rock Creek to Spring  
14 Forest Project.

15           Section 2. The Jefferson County, Missouri, Council authorizes the County  
16 Executive to execute the Utility Agreement on behalf of Jefferson County. A copy of said  
17 Utility Agreement is attached hereto as Exhibit “A” and incorporated herein by reference  
18 as though fully set forth herein.

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



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  
3 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, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, VACANT	
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

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

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE**  
2           **TO EXECUTE CHANGE ORDER NUMBER 1 FOR THE EAST ROCK**  
3           **CREEK ROAD SAFETY IMPROVEMENTS PROGRAM WITH PACE**  
4           **CONSTRUCTION COMPANY, LLC, IN COUNCIL DISTRICT 2.**

5           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”), in response to  
6 a certain Invitation for Bid, received and opened bids for the construction of the East Rock  
7 Creek Road Safety Improvements Program; and

8           **WHEREAS**, after reviewing the bids set forth above, the County determined that  
9 it was in the best interests of the County to award the bid for the East Rock Creek Road  
10 Safety Improvements Program to Pace Construction Company, LLC, upon approval by the  
11 County Council and the County Executive; and

12           **WHEREAS**, Pursuant to Ordinance 21-0561, Jefferson County, Missouri entered  
13 into a Contract with Pace Construction Company, LLC, in the amount of two hundred  
14 ninety-nine thousand, seven hundred seventy-seven dollars and zero cents (**\$299,777.00**),  
15 subject to budgetary limitations, for the East Rock Creek Road Safety Improvements  
16 Program; and

17           **WHEREAS**, the County finds that it is now necessary to adjust some quantities of  
18 pay items in the contract. The differences in contract quantities reflect the necessary

1 changes made in the field and the actual final quantities of work. These figures represent  
2 the difference between the value of construction and materials shown in the bid package  
3 and the final quantities used and measured during construction; and

4 **WHEREAS**, the Jefferson County Council finds that it is now necessary and in the  
5 best interest of the County to execute Change Order Number 1 for a decrease of nine  
6 thousand, six hundred forty-three dollars and thirty cents (**\$9,643.30**) to the contract sum,  
7 subject to budgetary limitations with Pace Construction Company, LLC, for the East Rock  
8 Creek Road Safety Improvements Program Contract.

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

11 Section 1. Change Order Number 1 for a decrease of nine thousand, six hundred  
12 forty-three dollars and thirty cents (**\$9,643.30**) to the contract sum with Pace Construction  
13 Company, LLC, for the East Rock Creek Road Safety Improvements Program Contract,  
14 for a revised total cost of two hundred ninety thousand, one hundred thirty-three dollars,  
15 and seventy cents (**\$290,133.70**) is approved, subject to budgetary limitations.

16 Section 2. The Jefferson County, Missouri, Council authorizes the County  
17 Executive to execute Change Order Number 1 to the East Rock Creek Road Safety  
18 Improvements Program with Pace Construction Company, LLC, and any agreements or  
19 contracts necessary to effectuate the award of the bids and proposals set forth in this  
20 Ordinance. The County Executive is further authorized to take any and all actions  
21 necessary to carry out the intent of this Ordinance.

1           Section 3. Copies of all Invitations for Bid, response thereto, any contract  
2 agreements and Change Orders shall be maintained by the Department of the County Clerk  
3 consistent with the rules and procedures for the maintenance and retention of records as  
4 promulgated by the Secretary of State.

5           Section 4. This Ordinance shall be in full force and effect from and after its date  
6 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall  
7 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, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, VACANT	
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

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

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **EXECUTE CHANGE ORDER NUMBER 3 FOR THE MAIN STREET HOUSE**  
3           **SPRINGS RECONSTRUCTION PROJECT WITH KIMES CONTRACTING,**  
4           **LLC, IN COUNCIL DISTRICT 7.**

5           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”), in response to  
6 a certain Invitation for Bid, received and opened bids for the construction of the Main Street  
7 House Springs Reconstruction Project; and

8           **WHEREAS**, after reviewing the bids set forth above, the County determined that  
9 it was in the best interests of the County to award the bid for the Main Street House Springs  
10 Reconstruction Project to Kimes Contracting, LLC, upon approval by the County Council  
11 and the County Executive; and

12           **WHEREAS**, Pursuant to Ordinance 21-0435, Jefferson County, Missouri entered  
13 into a Contract with Kimes Contracting, LLC, in the amount of five hundred ninety-nine  
14 thousand, five hundred fifty-three dollars and forty cents (**\$599,553.40**), subject to  
15 budgetary limitations, with an 85 Calendar Day completion to begin starting March 16,  
16 2022, for the Main Street House Springs Reconstruction Project; and

17           **WHEREAS**, the Jefferson County, Missouri, Council passed Ordinance 22-0107  
18 on January 10, 2022, authorizing the County Executive to enter into Change Order Number



1 1 to the construction contract with Kimes Contracting, LLC, to amend the contract  
2 performance time by issuing a no cost Change Order to provide the contractor additional  
3 time to purchase materials for the project; and

4 **WHEREAS**, the Jefferson County, Missouri, Council passed Ordinance 22-0252  
5 on April 25, 2022, authorizing the County Executive to enter into Change Order Number  
6 2 to the construction contract with Kimes Contracting, LLC, to increase some quantities of  
7 pay items and to add some pay items for work not provided for in the contract, for an  
8 increase of fifteen thousand, nine hundred fifty-nine dollars and seventy-two cents  
9 **(\$15,959.72)** to the contract sum, subject to budgetary limitations; and

10 **WHEREAS**, the County finds that it is now necessary to adjust some quantities of  
11 pay item in the contract. The differences in contract quantities reflect the necessary  
12 changes made in the field and the actual final quantities of work. The overruns represent  
13 the difference between the value of construction and materials shown in the bid package  
14 and the final quantities used and measured during construction: and

15 **WHEREAS**, the County finds that it is now necessary and in the best interest of  
16 the County to execute Change Order Number 3 for an increase of thirty-five thousand, five  
17 hundred sixty-nine dollars and nine cents **(\$35,569.09)** to the contract sum, subject to  
18 budgetary limitations with Kimes Contracting, LLC, for the Main Street House Springs  
19 Reconstruction Project.

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

22 Section 1. Change Order Number 3 for an increase of thirty-five thousand, five hundred

1 sixty-nine dollars and nine cents (**\$35,569.09**) to the contract sum with Kimes Contracting,  
2 LLC, For the Main Street House Springs Reconstruction Project, for a revised total cost of  
3 six hundred fifty-one thousand, eighty-two dollars and twenty-one cents (**\$651,082.21**) is  
4 approved, subject to budgetary limitations.

5 Section 2. The Jefferson County, Missouri, Council authorizes the County  
6 Executive to execute Change Order Number 2 on behalf of Jefferson County. A copy of  
7 said Change Order is attached hereto as Exhibit “A” and incorporated by reference. The  
8 County Executive is further authorized to take any and all actions necessary to carry out  
9 the intent of this Ordinance.

10 Section 3. Copies of all Invitations for Bid, response thereto, any contract  
11 agreements and Change Orders shall be maintained by the Department of the County Clerk  
12 consistent with the rules and procedures for the maintenance and retention of records as  
13 promulgated by the Secretary of State.

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

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

BILL NO.: 22-0504

ORDINANCE NO.: 22- \_\_\_\_\_

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

1           **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**  
2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
4           **PROPOSALS FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES**  
5           **2022; AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE**  
6           **ANY NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**  
7           **AWARD OF THE BIDS AND PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
10 and proposals for the following items or services:

11	<u>BID NAME</u>
12	Elevator Maintenance and Repair Services 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	2
15	<u>DATE OF BID OPENING</u>
16	4-12-22

17           **WHEREAS**, after reviewing the bids and proposals set forth above, the  
18 Department of Public Works, Division of Facility Services has determined that certain bids

1 and proposals represent the lowest and best bid for the respective items or services and met  
2 the bid or proposal specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to KONE, Inc., for a term from 6-23-22 to  
5 6-22-24 upon approval by the County Council and County Executive for **up to \$75,000.00**  
6 **per year, for total amount not to exceed \$150,000.00 for the term**, subject to budgetary  
7 limitations.

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

10 Section 1. The County awards the following bids and proposals which are  
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)  
12 bidding for each respective item or service as follows:

13 BID NAME

14 Elevator Maintenance and Repair Services 2022

15 TERM

16 6-23-22 to 6-22-24

17 AMOUNT

18 **Up to \$75,000.00 per year,**

19 **for total amount not to exceed \$150,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDER

22 KONE, Inc.

1           Section 2.     The Jefferson County, Missouri, Council hereby authorizes the  
2 County Executive to execute the agreement attached hereto and incorporated herein by  
3 Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the  
4 award of the bids and proposals set forth in this Ordinance. The County Executive is  
5 further authorized to take any and all actions necessary to carry out the intent of this  
6 Ordinance.

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

11          Section 4.     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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

BILL NO.: 22-0505

ORDINANCE NO.: 22- \_\_\_\_\_

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

1           **AN ORDINANCE AWARING BIDS FOR CERTAIN PRODUCTS AND**  
2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
4           **PROPOSALS FOR HYDRAULIC FITTINGS AND HOSES 2022; AND**  
5           **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**  
6           **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**  
7           **AWARD OF THE BIDS AND PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
9           certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
10          and proposals for the following items or services:

11	<u>BID NAME</u>
12	Hydraulic Fittings and Hoses 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	2
15	<u>DATE OF BID OPENING</u>
16	3-8-22

17           **WHEREAS**, after reviewing the bids and proposals set forth above, the  
18          Department of Public Works has determined that certain bids and proposals represent the

1 best bid for the respective items or services and met the bid or proposal specifications  
2 issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to G & R Industrial Supply and Auto Tire  
5 and Parts, for a term from the date of approval to 5-9-23 upon approval by the County  
6 Council and County Executive for **up to \$20,000.00 per term, for total amount not to**  
7 **exceed \$20,000.00 for the term**, subject to budgetary limitations.

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

10 Section 1. The County awards the following bids and proposals which are  
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)  
12 bidding for each respective item or service as follows:

13 BID NAME

14 Hydraulic Fittings and Hoses 2022

15 TERM

16 Date of approval to 5-9-23

17 with one (1) additional one-year renewal option

18 AMOUNT

19 **Up to \$20,000.00 per term,**

20 **for total amount not to exceed \$20,000.00 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDERS

1 G & R Industrial Supply (A1)

2 Auto Tire and Parts (A2)

3 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
4 County Executive to execute the agreements attached hereto incorporated herein by  
5 Reference as Exhibits “A1 and A2” and any agreements or contracts necessary to effectuate  
6 the award of the bids and proposals set forth in this Ordinance. The County Executive is  
7 further authorized to take any and all actions necessary to carry out the intent of this  
8 Ordinance.

9 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses  
10 thereto, and any contracts or agreements shall be maintained by the Department of the  
11 County Clerk consistent with the rules and procedures for the maintenance and retention  
12 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022



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

1           **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**  
 2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
 3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
 4           **PROPOSALS FOR TRASH CONTAINERS 2022; AND AUTHORIZATION FOR**  
 5           **THE COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS**  
 6           **OR CONTRACTS TO EFFECTUATE THE AWARD OF THE BIDS AND**  
 7           **PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
 9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
 10 and proposals for the following items or services:

11	<u>BID NAME</u>
12	Trash Containers 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	2
15	<u>DATE OF BID OPENING</u>
16	4-12-22

17           **WHEREAS**, after reviewing the bids and proposals set forth above, the  
 18 Department of Public Works, Division of Facility Services has determined that certain bids

1 and proposals represent the lowest and best bid for the respective items or services and met  
2 the bid or proposal specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to Waste Management of Missouri, Inc., for  
5 a term from 6-18-22 to 6-17-23 upon approval by the County Council and County  
6 Executive for **up to \$35,000.00 per term, for total amount not to exceed \$35,000.00 for**  
7 **the term**, subject to budgetary limitations.

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

10 Section 1. The County awards the following bids and proposals which are  
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)  
12 bidding for each respective item or service as follows:

13 BID NAME

14 Trash Container Services 2022

15 TERM

16 6-18-22 to 6-17-23

17 AMOUNT

18 **Up to \$35,000.00 per term,**

19 **for total amount not to exceed \$35,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDER

22 Waste Management of Missouri, Inc.

1           Section 2.     The Jefferson County, Missouri, Council hereby authorizes the  
2 County Executive to execute the agreement attached hereto and incorporated herein by  
3 Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the  
4 award of the bids and proposals set forth in this Ordinance. The County Executive is  
5 further authorized to take any and all actions necessary to carry out the intent of this  
6 Ordinance.

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

11          Section 4.     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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

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

1           **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**  
2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
4           **PROPOSALS FOR TRASH REMOVAL SERVICES 2022; AND**  
5           **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**  
6           **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**  
7           **AWARD OF THE BIDS AND PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
9           certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
10          and proposals for the following items or services:

11	<u>BID NAME</u>
12	Trash Removal Services 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	2
15	<u>DATE OF BID OPENING</u>
16	4-12-22

17           **WHEREAS**, after reviewing the bids and proposals set forth above, the  
18          Department of Public Works, Division of Facility Services has determined that certain bids

1 and proposals represent the lowest and best bid for the respective items or services and met  
2 the bid or proposal specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to Waste Management of Missouri, Inc., for  
5 a term from 6-18-22 to 6-17-23 upon approval by the County Council and County  
6 Executive for **up to \$35,000.00 per term, for total amount not to exceed \$35,000.00 for**  
7 **the term**, subject to budgetary limitations.

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

10 Section 1. The County awards the following bids and proposals which are  
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)  
12 bidding for each respective item or service as follows:

13 BID NAME

14 Trash Removal Services 2022

15 TERM

16 6-18-22 to 6-17-23

17 AMOUNT

18 **Up to \$35,000.00 per term,**

19 **for total amount not to exceed \$35,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDER

22 Waste Management of Missouri, Inc.

1           Section 2.     The Jefferson County, Missouri, Council hereby authorizes the  
2 County Executive to execute the agreement attached hereto and incorporated herein by  
3 Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the  
4 award of the bids and proposals set forth in this Ordinance. The County Executive is  
5 further authorized to take any and all actions necessary to carry out the intent of this  
6 Ordinance.

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

11          Section 4.     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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

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

1           **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**  
 2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
 3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
 4           **PROPOSALS FOR ON-CALL CONSTRUCTION MANAGEMENT SERVICES;**  
 5           **AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**  
 6           **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**  
 7           **AWARD OF THE BIDS AND PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
 9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
 10 and proposals for the following items or services:

BID NAME

On-Call Construction Management Services

NUMBER OF BIDS RECEIVED

2

DATE OF BID OPENING

4-19-22

17           **WHEREAS**, after reviewing the bids and proposals set forth above, the  
 18 Department of Public Works has determined that certain bids and proposals represent the

1 best bid for the respective items or services and met the bid or proposal specifications  
2 issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to KAI and M3 Engineering Group for a  
5 term from the date of approval to 5-9-24 upon approval by the County Council and County  
6 Executive for **up to \$500,000.00 per year, for total amount not to exceed \$1,000,000.00**  
7 **for the term**, subject to budgetary limitations.

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

10 Section 1. The County awards the following bids and proposals which are  
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)  
12 bidding for each respective item or service as follows:

13 BID NAME

14 On-Call Construction Management Services

15 TERM

16 Date of approval to 5-9-24

17 with one (1) additional two-year renewal option

18 AMOUNT

19 **Up to \$500,000.00 per year,**

20 **for total amount not to exceed \$1,000,000.00 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDERS

1 KAI (A1)

2 M3 Engineering Group (A2)

3 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
4 County Executive to execute the agreements attached hereto incorporated herein by  
5 Reference as Exhibits “A1 and A2” and any agreements or contracts necessary to effectuate  
6 the award of the bids and proposals set forth in this Ordinance. The County Executive is  
7 further authorized to take any and all actions necessary to carry out the intent of this  
8 Ordinance.

9 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses  
10 thereto, and any contracts or agreements shall be maintained by the Department of the  
11 County Clerk consistent with the rules and procedures for the maintenance and retention  
12 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

BILL NO.: 22-0509

ORDINANCE NO.: 22- \_\_\_\_\_

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

1           **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**  
 2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
 3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
 4           **PROPOSALS FOR PUBLIC NUISANCE ABATEMENT 2022; AND**  
 5           **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**  
 6           **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**  
 7           **AWARD OF THE BIDS AND PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
 9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
 10 and proposals for the following items or services:

11	<u>BID NAME</u>
12	Public Nuisance Abatement 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	1
15	<u>DATE OF BID OPENING</u>
16	4-5-22

17           **WHEREAS**, after reviewing the bids and proposals set forth above, the  
 18 Department of County Services has determined that certain bids and proposals represent



1 the lowest and best bid for the respective items or services and met the bid or proposal  
2 specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to Precision Lawn Care & Landscaping for  
5 a term from 5-28-22 to 5-27-24 upon approval by the County Council and County  
6 Executive for **up to \$20,000.00 per year, for total amount not to exceed \$40,000.00 for**  
7 **the term**, subject to budgetary limitations.

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

10 Section 1. The County awards the following bids and proposals which are  
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)  
12 bidding for each respective item or service as follows:

13 BID NAME

14 Public Nuisance Abatement 2022

15 TERM

16 5-28-22 to 5-27-24

17 Upon approval by the County Council and County Executive

18 AMOUNT

19 **Up to \$20,000.00 per year,**

20 **for total amount not to exceed \$40,000.00 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDER

Precision Lawn Care & Landscaping

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute the agreement attached hereto and incorporated herein by Reference as Exhibit “A” and any agreements or contracts necessary to effectuate the award of the bids and proposals set forth in this Ordinance. The County Executive is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

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

Section 4. This Ordinance shall be in full force and effect from and after its date of approval. If any part of this Ordinance is invalid for any reason, such 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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

BILL NO.: 22-0510

ORDINANCE NO.: 22- \_\_\_\_\_

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

1           **AN ORDINANCE AWARDED BIDS FOR CERTAIN PRODUCTS AND**  
2           **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**  
3           **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**  
4           **PROPOSALS FOR ROADWAY SIGNS 2022; AND AUTHORIZATION FOR THE**  
5           **COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR**  
6           **CONTRACTS TO EFFECTUATE THE AWARD OF THE BIDS AND**  
7           **PROPOSALS.**

8           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to  
9           certain Invitations for Bids and Requests for Proposals issued by the County, received bids  
10          and proposals for the following items or services:

11	<u>BID NAME</u>
12	Roadway Signs 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	4
15	<u>DATE OF BID OPENING</u>
16	4-19-22

17          **WHEREAS**, after reviewing the bids and proposals set forth above, the  
18          Department of Public Works has determined that certain bids and proposals represent the

1 best bid for the respective items or services and met the bid or proposal specifications  
2 issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to award the bids and proposals to Newman Signs, MD Solutions, Vulcan  
5 Inc., DBA Vulcan Signs, and Lightle Enterprises of Ohio LLC, for a term from 5-10-22 to  
6 5-9-23 upon approval by the County Council and County Executive for **up to \$125,000.00**  
7 **per term, for total amount not to exceed \$125,000.00 for the term**, subject to budgetary  
8 limitations.

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

11 Section 1. The County awards the following bids and proposals which are  
12 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)  
13 bidding for each respective item or service as follows:

14 BID NAME

15 Roadway Signs 2022

16 TERM

17 5-10-22 to 5-9-23

18 with two (2) additional one-year renewal options

19 Upon approval by the County Council and County Executive

20 AMOUNT

21 **Up to \$125,000.00 per term,**

22 **for total amount not to exceed \$125,000.00 for the term,**

1 subject to budgetary limitations

2 AWARDED BIDDERS

3 Newman Signs (A1)

4 MD Solutions (A2)

5 Vulcan Inc., DBA Vulcan Signs (A3)

6 Lightle Enterprises of Ohio (A4)

7 Section 2. The Jefferson County, Missouri, Council hereby authorizes the  
8 County Executive to execute the agreements attached hereto incorporated herein by  
9 Reference as Exhibits “A1 through A4” and any agreements or contracts necessary to  
10 effectuate the award of the bids and proposals set forth in this Ordinance. The County  
11 Executive is further authorized to take any and all actions necessary to carry out the intent  
12 of this Ordinance.

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

17 Section 4. This Ordinance shall be in full force and effect from and after its  
18 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
19 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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

BILL NO.: 22-0511

ORDINANCE NO.: 22- \_\_\_\_\_

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

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

5           **WHEREAS**, Pursuant to Ordinance 21-0297, Jefferson County, Missouri and the  
6 Department of Public Works entered into a Contract, known as the 2021 On-Call Landscape  
7 and Tree Services Contract, with Gateway Tree Care, LLC and Omni Tree Service, Inc., for  
8 \$40,000.00 per term; and,

9           **WHEREAS**, the Department of Public Works of Jefferson County, Missouri finds  
10 that it is now necessary to adjust the estimated amount of the 2021 On-Call Landscape and  
11 Tree Services Contract; and

12           **WHEREAS**, the need for the adjustment is to cover the cost of any tree removal or  
13 landscaping services; and

14           **WHEREAS**, Jefferson County, Missouri and the Department of Public Works for  
15 Jefferson County, hereby request an increase of an additional Ten Thousand Dollars  
16 **(\$10,000.00)** to the 2021 On-Call Landscape and Tree Services Contract with Gateway Tree  
17 Care, LLC, and Omni Tree Service, Inc., to cover the cost of any additional tree removals or  
18 landscaping work completed from now until the end of the contract; 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 2021 On-Call  
3 Landscape and Tree Services Contract with Gateway Tree Care, LLC, and Omni Tree  
4 Service, Inc., for an increase of Ten Thousand Dollars (**\$10,000.00**) to the contract sum,  
5 subject to budgetary limitations; for a revised total of Fifty Thousand (**\$50,000.00**) for the  
6 2021 On-Call Landscape and Tree Services Contract upon approval by the County Council  
7 and County Executive.

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

8           Section 1.     The Contract with Gateway Tree Care, LLC, and Omni Tree Service,  
9 Inc., for the 2021 On-Call Landscape and Tree Services Contract shall be increased by Ten  
10 Thousand Dollars (**\$10,000.00**) for a revised total cost of Fifty Thousand Dollars  
11 (**\$50,000.00**), subject to budgetary limitations.

12           Section 2.     The Jefferson County, Missouri, Council hereby authorizes the County  
13 Executive to execute Change Order No. 1 to the 2021 On-Call Landscape and Tree Services  
14 Contract with Gateway Tree Care, LLC and Omni Tree Service, Inc., and any agreements or  
15 contracts necessary to effectuate the award of the bids and proposals set forth in this  
16 Ordinance. The County Executive is further authorized to take any and all actions necessary  
17 to carry out the intent of this Ordinance.

18           Section 3.     Copies of all Invitations for Bid, response thereto, any contract  
19 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022



1           **WHEREAS**, the Department of Public Works of Jefferson County, Missouri,  
2 requested renewal from the awarded bidders, Wellington Environmental, Geotechnology,  
3 Inc., and Intertek-PSI to renew the contract for the 2021 On-Call Remediation Services  
4 with the County; and

5           **WHEREAS**, the Jefferson County, County Council, finds it is in the best interest  
6 of the County to renew the bid award for 2021 On-Call Remediation Services for the term  
7 of 5-22-22 to 5-21-23 with Wellington Environmental, Geotechnology, Inc., and Intertek-  
8 PSI with approval of the County Council and County Executive up to **\$75,000.00 per term,**  
9 **for total amount not to exceed \$75,000.00 for the term**, subject to budgetary limitations.

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

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

14	<u>BID NAME</u>
15	2021 On-Call Remediation Services
16	<u>TERM</u>
17	5-22-22 to 5-21-23
18	Upon approval of the County Council and County Executive
19	<u>AMOUNT</u>
20	<b>Up to \$75,000.00 per term,</b>
21	<b>for total amount not to exceed \$75,000.00 for the term,</b>
22	subject to budgetary limitations

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AWARDED BIDDERS

Wellington Environmental (A1)

Geotechnology (A2)

Intertek-PSI (A3)

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute a renewal agreement, attached hereto and incorporated herein by reference and attached as Exhibit A1 through A3. The County Executive is further authorized to take any and all actions necessary to carry out the intent of this Ordinance.

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

Section 4. This Ordinance shall be in full force and effect from and after its date of approval. If any part of this Ordinance is invalid for any reason, such 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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

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

1           **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**  
2 **PRODUCTS AND SERVICES FOR SHERIFF'S OFFICE UNIFORMS 2019,**  
3 **DEPARTMENT OF THE SHERIFF.**

4           **WHEREAS**, Pursuant to Ordinances 19-0260, 20-0191, and 21-0220 Jefferson  
5 County, Missouri entered into a Contract, known as the Sheriff's Office Uniforms 2019  
6 Contract, with Leon Uniform Company; and

7           **WHEREAS**, Jefferson County, Missouri, (hereafter, the "County") recommends  
8 the renewal of the following bid awards, except that all pricing as stated in the initial bid  
9 shall be increased by five percent (5%), for an additional one-year term:

10                                       BID NAME

11                                       Sheriff's Office Uniforms 2019

12                                       AWARDED BIDDER

13                                       Leon Uniform Company

14                                       ORDINANCE NUMBERS

15                                       19-0260, 20-0191, 21-0220

16           **WHEREAS**, the Department of the Sheriff of Jefferson County, Missouri,  
17 requested renewal from the awarded bidder, Leon Uniform Company to renew the contract  
18 for the Sheriff's Office Uniforms 2019 with the County; and

1           **WHEREAS**, the Jefferson County, Missouri, County Council finds it is in the best  
2 interest of the County to renew the bid award for Sheriff’s Office Uniforms 2019 from the  
3 date of approval to 5-2-23 with Leon Uniform Company with approval of the County  
4 Council and County Executive up to **\$200,000.00 per term, for total amount not to**  
5 **exceed \$200,000.00 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                                   Financial Advisor Services

12                                   TERM

13                                   6-26-19 to 6-25-20

14                                   AMOUNT

15                                   **Up to \$200,000.00 per term,**

16                                   **for total amount not to exceed \$200,000.00 for the term,**

17                                   subject to budgetary limitations

18                                   AWARDED BIDDER

19                                   Leon Uniform Company

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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

BILL NO.: 22-0514

ORDINANCE NO.: 22- \_\_\_\_\_

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

1 **AN ORDINANCE TO UTILIZE THE STATE OF MISSOURI CONTRACT**  
2 **PRICING UNDER THE PUBLIC SAFETY COMMUNICATIONS PRODUCTS,**  
3 **SERVICES, AND SOLUTIONS CONTRACT CT221447003 WITH MOTOROLA**  
4 **SOLUTIONS, INC., AND TO AUTHORIZE THE EXECUTION OF A PURCHASE**  
5 **FOR THE DEPARTMENT OF THE SHERIFF.**

6 **WHEREAS,** Jefferson County, Missouri, (hereafter, the “County”) received  
7 issuance of the statewide contract through the State of Missouri, for the following items or  
8 services:

9 BID NAME

10 Public Safety Communications Products, Services, and Solutions

11 CT221247003

12 NUMBER OF VENDOR PARTICIPANTS

13 1

14 DATE OF ISSUANCE OF CONTRACT

15 January 1, 2022

16 **WHEREAS,** the Department of the Sheriff desires to utilize the State of Missouri  
17 contract pricing pursuant to the Public Safety Communications Products, Services, and  
18 Solutions contract CT221247003 for the purchase of radar equipment with Motorola  
19 Solutions, Inc.; and



1           **WHEREAS**, the Department of the Sheriff in agreement with Motorola Solutions,  
2 Inc., will utilize the pricing for Jefferson County’s purchase of radar equipment under the  
3 State of Missouri contract pricing in the Public Safety Communications Products, Service,  
4 and Solutions with Motorola Solutions, Inc., for a total not to exceed **\$110,000.00 per year**  
5 **for a total amount not to exceed \$550,000.00 for the term;** and

6           **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests  
7 of the County to award the bids and proposals to the vendor participant, Public Safety  
8 Communications Products, Service, and Solutions with Motorola Solutions, Inc., for the  
9 purchase of radios for the Department of the Sheriff for a term from date of appr 12-31-26  
10 by the County Council and County Executive, for a total not to exceed **\$110,000.00 per**  
11 **year and \$550,000.00 for the term** subject to budgetary limitations.

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

14           Section 1.     The County awards the following bids and proposals which are  
15 incorporated by this reference as if fully set out herein, to all the vendors bidding for each  
16 respective item or service as follows:

17	<u>BID NAME</u>
18	Public Safety Communications Products, Services, and Solutions
19	CT221247003
20	<u>TERM</u>
21	Date of approval through 12-31-26
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AMOUNT

For the total amount, up to **\$110,000.00** per year  
**\$550,000.00** for the term.  
and subject to budgetary limitations

AWARDED BIDDER

Motorola Solutions, Inc.

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

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

Section 4. This Ordinance shall be in full force and effect from and after its date of approval. If any part of this Ordinance is invalid for any reason, such 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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

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

1           **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI**  
2           **EXECUTIVE TO EXECUTE AGREEMENTS FOR PROFESSIONAL SERVICES**  
3           **FOR ON-CALL ROADWAY ENGINEERING SERVICES FOR 2022 THROUGH**  
4           **2025.**

5           **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) has various  
6 Public Works Projects for the years of 2022 through 2025 and wishes to enter into  
7 agreements with the following firms for professional services:

8                                 FIRM

9                                 Crawford, Murphy & Tilly, Inc (CMT)

10                                EFK Moen

11                                Horner & Shifrin, Inc.

12                                HR Green, Inc.

13                                Oates Associates, Inc.

14                                Thouvenot, Wade, & Moerchen, Inc (TWM)

15                                WSP USA, Inc.

16                                YEAR & SERVICE

17                                2022-2025 On-Call Roadway Engineering Services

18                                AMOUNT

1       **For a combined total of \$3,000,000.00, for all seven (7) firms, for the three-year**  
2   **term, subject to budgetary limitations.**

3       **WHEREAS**, Jefferson County, Missouri desires that professional services be  
4 available for the needs of various Public Works projects; and

5       **WHEREAS**, the Jefferson County, Missouri, finds that it is now necessary and in  
6 the best interests of the County to execute agreements for professional services with the  
7 above-mentioned firms for a term from 05-15-2022 to 06-30-2025, upon approval of the  
8 County Council and County Executive, for a combined total of \$3,000,000.00, for all  
9 seven (7) firms, for the three-year term, subject to budgetary limitations.

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

12       Section 1.     The County shall execute agreements with the following firms for  
13 professional services for various Public Works Projects.

14   AWARDED FIRMS

15   Crawford, Murphy & Tilly, Inc (CMT)

16   EFK Moen

17   Horner & Shifrin, Inc.

18   HR Green, Inc.

19   Oates Associates, Inc.

20   Thouvenot, Wade, & Moerchen, Inc (TWM)

21   WSP USA, Inc.

22   PROPOSAL NAME

2022-2025 On-Call Roadway Engineering Services

TERM

05-15-2022 to 06-30-25 upon approval by the County Council and County Executive;  
**for a combined total of \$3,000,000.00, for all seven (7) firms, for the three-year  
term, subject to budgetary limitations.**

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to sign an On-Call Roadway Agreement with each firm on behalf of the County and to furnish such assurances as may be required by law or regulation necessary to carry out the intent of this Ordinance. A blank copy of the On-Call Roadway Agreement is attached hereto as Exhibit “A,” which is incorporated by reference.

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

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

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022

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. Jefferson County, MO Habitat for Humanity Inc	\$ 5,000.00
14 2. Sapaugh Motors, Inc.	\$ 5,000.00
15 3. Department of the Assessor, Jefferson County, MO	\$ 11,783.20

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; and,

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

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

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

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

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

<u>Organization</u>	<u>Amount</u>
1. Jefferson County, MO Habitat for Humanity Inc	\$ 5,000.00
18 2. Sapaugh Motors, Inc.	\$ 5,000.00
19 3. Department of the Assessor, Jefferson County, MO	\$ 11,783.20

20           Section 3. The County Executive, County Auditor and/or the County  
21 Treasurer are each further authorized to take whatever steps are necessary and to execute  
22 any and all documents necessary and make disbursements to carry out the intent of this

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

10 Section 4. This Ordinance shall be in full force and effect immediately upon  
11 its passage and until further Ordinance, or Resolution and Order of the County Council.

12 Section 5. If any part of this Ordinance is invalid for any reason such  
13 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

Reading Date: 05-10-2022



RESOLUTION NO.: R22-0501

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

1           **RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**  
2 **MISSOURI, COUNCIL ACKNOWLEDGING RECEIPT OF THE REPORTS OF**  
3 **LOCAL ASSESSMENTS AS FILED BY THE RAILROAD AND UTILITY**  
4 **COMPANIES IN JEFFERSON COUNTY, MISSOURI FOR THE YEAR 2022;**  
5 **ORDERING THE CLERK OF JEFFERSON COUNTY TO CERTIFY THE**  
6 **CORRECTNESS OF THE REPORT UNDER THE SEAL OF JEFFERSON**  
7 **COUNTY, MISSOURI, AND TO FORWARD THE CERTIFICATE TO THE**  
8 **STATE TAX COMMISSION AS REQUIRED BY STATE LAW.**

9           **WHEREAS,** there lies within Jefferson County, Missouri, certain property owned  
10 by railroads and utilities; and,

11           **WHEREAS,** the Clerk of Jefferson County has presented the Jefferson County,  
12 Missouri, Council (“Council”) with the annual report of local assessments as filed by the  
13 railroad and utility companies in Jefferson County, Missouri, for that railroad and utility  
14 property which is located within Jefferson County, Missouri; and,

15           **WHEREAS,** said assessment reports are attached hereto as Exhibits A (Form 40)  
16 and B (Schedule 13); and,

17           **WHEREAS,** Exhibits A and B are required to be completed by the railroad and  
18 utility companies, acknowledged by the Council, certified by the Clerk and then

1 forwarded to the Missouri State Tax Commission as required by the laws of the State of  
2 Missouri; and,

3 **WHEREAS**, the reports identified and designated herein are required to be  
4 submitted by April 15 each year and filed by the respective counties no later than May 15  
5 each year; and,

6 **WHEREAS**, the County Clerk of Jefferson County, Missouri, has reviewed the  
7 reports and deems them to be accurate according to his best information, knowledge and  
8 belief; and,

9 **WHEREAS**, the Council has not been advised of, nor does it know of, any errors  
10 or properties omitted from the reports contained in Exhibits A and B.

11 **BE IT RESOLVED AND ORDERED BY THE JEFFERSON COUNTY,**  
12 **MISSOURI, COUNCIL, AS FOLLOWS:**

13 Section 1. The Council hereby acknowledges receipt of the annual reports of  
14 local assessments as filed by the railroad and utility companies in Jefferson County,  
15 Missouri, as required under the laws of the State of Missouri as forwarded to them by the  
16 County Clerk for Jefferson County, Missouri.

17 Section 2. Said reports are attached hereto as Exhibits A (Form 40), and B  
18 (Schedule 13) contain assessment information as required by the Revised Statutes of  
19 Missouri.

20 Section 3. The County Clerk of Jefferson County, Missouri, is hereby  
21 directed to certify the correctness of the reports as set forth in Exhibits A and B under the

1 Seal of Jefferson County, Missouri, and to forward the Certification to the Missouri State  
2 Tax Commission in compliance with the Revised Statutes of the State of Missouri.

3 Section 4. This Resolution and Order shall be in full force and in effect from  
4 and after the date of its enactment. If any part of this Resolution and Order is invalid for  
5 any reason, such invalidity shall not affect the remainder of this 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS \_\_\_\_ DAY OF MAY,  
2022, WAS:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice Chair

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

Reading Date: 05-10-2022

RESOLUTION NO.: R22-0502

INTRODUCED BY: COUNCIL MEMBER \_\_\_\_\_

1           **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**  
2 **MISSOURI, COUNCIL DENYING APPLICATION PR122016 A REQUEST FOR**  
3 **A ZONE CHANGE FOR PARCEL NUMBERS 09-4.0-18.0-4-005-007 AND 09-4.0-**  
4 **18.0-4-005-007.01 FROM SINGLE FAMILY RESIDENTIAL (R20) ZONE**  
5 **DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1) ZONE**  
6 **DISTRICT AND A DEVELOPMENT PLAN FOR ANTONIA VILLAS,**  
7 **LOCATED IN COUNCIL DISTRICT 4.**

8           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
9 Jefferson County, Missouri on April 14, 2022 on Application/Petition Number  
10 PR122016, a request for a zone change from Single-Family Residential (R20) zone  
11 district to Planned Single Family Residential (PR1) zone district and a development plan  
12 for Antonia Villas on approximately 3.79 acres of the following described real estate  
13 located in Jefferson County, State of Missouri, to-wit: Parcel Numbers: and 09-4.0-18.0-  
14 4-005-007 and 09-4.0-18.0-4-005-007.01; and

15           **WHEREAS**, the record of the April 14, 2022 hearing and the recommendation of  
16 denial by the Planning and Zoning Commission have been filed with the Jefferson  
17 County, Missouri, Council; and

18           **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of  
19 the following items and exhibits filed with and presented to the Jefferson County,  
20 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 Jefferson County, Missouri,  
5           Planning and Zoning Commission included 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, adopted April 2, 2008, as  
10                                    amended;

11                    Exhibit C, Staff Report and case file;

12                    Exhibit D, Floor Plan submitted by Petitioner;

13                    Exhibit E, Photographs submitted by Sergio Munoz; and

14                    Exhibit F, Letter from Tiara North HOA.

15           **NOW THEREFORE,** the Jefferson County, Missouri, Council makes the  
16           following findings of fact and conclusions of law, and with respect to said facts and  
17           conclusions, the Council finds that and concludes as a matter of law as follows:

18           a.       All persons required to receive notice of the hearings were  
19           notified, all notices were published, and signs posted in accordance with Missouri  
20           law and the Unified Development Order.

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

1           c.       The property that is the subject of Petition PR122016 (hereinafter,  
2 the “Subject Property”) is located at 6017 Old Antonia Rd., Imperial.

3           d.       The Subject Property is currently zoned Single Family Residential  
4 (R20) zone district.

5           e.       The Petitioner is proposing the rezoning to Planned Single Family  
6 Residential (PR1) zone district in order to facilitate the development of 14  
7 attached villa units.

8           f.       The current R20 zoning does not permit the density sought by the  
9 Petitioner.

10          g.       Because the Petitioner has proposed to rezone the Subject Property  
11 to the PR1 zone district, a planned district, a development plan is required to be  
12 submitted with the zone change request and is subject to review by the County  
13 Council.

14          h.       The Petitioner did file a development plan with the application for  
15 rezoning which depicts the proposed attached villa units.

16          i.       Sections 400.1140(A)(11) and 400.1230(C) of the UDO set forth  
17 the criteria to be considered by the Planning and Zoning Commission and the  
18 County Council for any application for a rezoning and development plan.

19          j.       Petition PR122016 does not satisfy the criteria set forth by the  
20 UDO in that the proposed rezoning and development plan are out of character and  
21 not compatible with surrounding uses.

1           k.       Attached villas at the density proposed would be out of character  
2 with the neighborhood.

3           l.       Petition PR122016 does not satisfy the criteria set forth by the  
4 UDO in that the proposed rezoning and development plan would detrimentally  
5 impact the adjacent properties.

6           m.       The current Single Family Residential (R20) zoning of the Subject  
7 Property is reasonable. Petitioner submitted no evidence that the Subject Property  
8 is currently unreasonably zoned or that the Subject Property could not be  
9 developed within the existing zoning.

10          n.       The Petitioner submitted no evidence that the Subject Property is  
11 unadaptable or unsuitable to the current R20 zoning. In fact, as currently zoned,  
12 the Petitioner could subdivide the property and construct single-family residences  
13 that would be wholly compatible with surrounding residential properties.

14          o.       Petition PR122016 is detrimental to the health, safety and welfare  
15 of the residents of Jefferson County.

16          p.       Petition PR122016 is not in the best interests of the residents of  
17 Jefferson County.

18          q.       Petition PR122016 is not in accordance with the UDO.

19          r.       Petition PR122016 is not in harmony with and is not compatible  
20 with surrounding and adjacent land uses and properties.

21          s.       Petition PR122016 does not satisfy the various development  
22 related rules as set forth in the UDO as demonstrated, in part, by the fact that the

1 Development Plan as filed by the Petitioner seeks a total of four (4) modifications  
2 and exemptions from the UDO required development rules.

3 t. One of the modifications sought by Petitioner involved a request to  
4 work within a regulated stream buffer, a request that received a recommendation  
5 of denial from the County Engineer.

6 u. Another modification proposed by Petitioner sought to decrease  
7 property line setbacks in an effort to place homes closer to adjoining property  
8 lines than allowed by the UDO, all in an effort to maximize density on the Subject  
9 Property, a request that received a recommendation of denial from the Planning  
10 Division.

11 v. The nature of the Petition, and the types of modifications sought,  
12 all in an effort to increase density far in excess of what is presently allowed  
13 demonstrate the incompatibility of the Petition with surrounding properties and  
14 the potential detrimental impact on neighboring properties.

15 **NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE**  
16 **JEFFERSON COUNTY, MISSOURI, COUNCIL, AS FOLLOWS:**

17 Section 1. Application Number: PR122016, a request for a zone change from  
18 Single Family Residential (R20) zone district to Planned Single Family Residential (PR1)  
19 zone district and approval of a development plan for Antonia Villas on approximately  
20 3.79 acres of the following described real estate located in Jefferson County, State of  
21 Missouri, to-wit: Parcel Numbers: 09-4.0-18.0-4-005-007 and 09-4.0-18.0-4-005-007.01,  
22 is hereby denied.



1        Section 2.        This Resolution and Order shall be in full force and effect from  
2        and after its date of approval. If any part of this Resolution is invalid for any reason, such  
3        invalidity shall not affect the remainder of this Resolution.

4        **THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL**  
5        **VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins        \_\_\_\_\_

Council Member District 2, Renee Reuter        \_\_\_\_\_

Council Member District 3, Phil Hendrickson        \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James        \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2022, WAS:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice Chair

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

Reading Date: 05-10-2022

RESOLUTION NO.: R22-0503

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

1           **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**  
2           **MISSOURI, COUNCIL TO CORRECT ERRONEOUS ASSESSMENTS, OR**  
3           **MISTAKES OR DEFECTS IN DESCRIPTIONS OF LANDS, ASSESSMENT OR**  
4           **TAX RECORDS (PERSONAL PROPERTY) PURSUANT TO ARTICLE III,**  
5           **SECTION 3.4.3.1 OF THE HOME RULE CHARTER OF JEFFERSON COUNTY,**  
6           **MISSOURI FOR THE PROPERTY SET FORTH HEREIN AND LOCATED IN**  
7           **JEFFERSON COUNTY, MISSOURI.**

8           **WHEREAS,** Article III, Section 3.4.3.1 of the Home Rule Charter of Jefferson  
9           County, Missouri, authorizes the Jefferson County, Missouri, Council to correct errors in  
10          assessment records and tax records by order or resolution; and,

11          **WHEREAS,** the Assessor of Jefferson County, Missouri, has determined that  
12          certain changes should be made to the Jefferson County, Missouri, tax records due to  
13          erroneous assessments, defects or mistakes in Personal Property as set forth in Exhibit A  
14          which is attached hereto and incorporated herein by reference; and,

15          **WHEREAS,** the Assessor of Jefferson County, Missouri, has submitted to the  
16          Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or  
17          mistakes in Personal Property as set forth in Exhibit A which is attached hereto and  
18          incorporated herein by reference as though fully set forth herein; and,

1           **WHEREAS**, the Assessor of Jefferson County, Missouri, states that changes  
2 should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true  
3 value and accounting for the aforementioned Personal Property located in Jefferson  
4 County, Missouri; and,

5           **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best  
6 interest of the County to correct the errors, defects or mistakes; and,

7           **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best  
8 interest of the persons so affected to correct the errors, defects or mistakes.

9           **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:**

10          Section 1.       The corrections of errors, defects or mistakes in Personal Property  
11 as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference,  
12 shall be so modified to reflect the values as set forth in Exhibit A and pursuant to Article  
13 III, Section 3.4.3.1 of the Home Rule Charter of Jefferson County, Missouri.

14          Section 2.       The Assessor for Jefferson County, Missouri, shall make the  
15 appropriate changes to their records and record keeping systems in accordance with this  
16 Order and Exhibit A.

17          Section 3.       Copies of this Resolution and Order, and Exhibit A, which is  
18 attached hereto and made a part hereof, shall be kept on file at the County Clerk's Office.

19          Section 4.       This Resolution and Order shall be in full force and in effect from  
20 and after the date of its enactment.

21

1            Section 5.     If any part of this Resolution and Order is invalid for any reason,  
2 such invalidity shall not affect the remainder of this Resolution and Order.

3

**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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2022, WAS:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice Chair

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

Reading Date: 05-10-2022

RESOLUTION NO.: R22-0504

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

1           **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**  
2 **MISSOURI, COUNCIL TO CORRECT ERRONEOUS ASSESSMENTS, OR**  
3 **MISTAKES OR DEFECTS IN DESCRIPTIONS OF LANDS, ASSESSMENT OR**  
4 **TAX RECORDS (REAL PROPERTY) PURSUANT TO ARTICLE III, SECTION**  
5 **3.4.3.1 OF THE HOME RULE CHARTER OF JEFFERSON COUNTY, MISSOURI**  
6 **FOR THE PROPERTY SET FORTH HEREIN AND LOCATED IN JEFFERSON**  
7 **COUNTY, MISSOURI.**

8           **WHEREAS**, Article III, Section 3.4.3.1 of the Home Rule Charter of Jefferson  
9 County, Missouri, authorizes the Jefferson County, Missouri, Council to correct errors in  
10 assessment records and tax records by order or resolution; and,

11           **WHEREAS**, the Assessor of Jefferson County, Missouri, has determined that  
12 certain changes should be made to the Jefferson County, Missouri, tax records due to  
13 erroneous assessments, defects or mistakes in Real Property as set forth in Exhibit A which  
14 is attached hereto and incorporated herein by reference; and,

15           **WHEREAS**, the Assessor of Jefferson County, Missouri, has submitted to the  
16 Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or  
17 mistakes in Real Property as set forth in Exhibit A which is attached hereto and  
18 incorporated herein by reference as though fully set forth herein; and,

1           **WHEREAS**, the Assessor of Jefferson County, Missouri, states that changes  
2 should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true  
3 value and accounting for the aforementioned Real Property located in Jefferson County,  
4 Missouri; and,

5           **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best  
6 interest of the County to correct the errors, defects or mistakes; and,

7           **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best  
8 interest of the persons so affected to correct the errors, defects or mistakes.

9           **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:**

10          Section 1.       The corrections of errors, defects or mistakes in Real Property as set  
11 forth in Exhibit A, which is attached hereto and incorporated herein by this reference, shall  
12 be so modified to reflect the values as set forth in Exhibit A and pursuant to Article III,  
13 Section 3.4.3.1 of the Home Rule Charter of Jefferson County, Missouri.

14          Section 2.       The Assessor for Jefferson County, Missouri, shall make the  
15 appropriate changes to their records and record keeping systems in accordance with this  
16 Order and Exhibit A.

17          Section 3.       Copies of this Resolution and Order, and Exhibit A, which is  
18 attached hereto and made a part hereof, shall be kept on file at the County Clerk's Office.

19          Section 4.       This Resolution and Order shall be in full force and in effect from  
20 and after the date of its enactment.

21

1            Section 5.     If any part of this Resolution and Order is invalid for any reason,  
2 such invalidity shall not affect the remainder of this Resolution and Order.

3

**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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE  
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2022, WAS:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice Chair

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

Reading Date: 05-10-2022

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

1           **AN ORDINANCE DISCLAIMING ANY INTEREST IN THE RIGHT OF**  
2           **WAY FOR PUBLIC ACCESS SHOWN ON BASES LOADED PLAT THREE, IN**  
3           **COUNCIL DISTRICT 4, AND AUTHORIZING THE COUNTY EXECUTIVE TO**  
4           **EXECUTE DEEDS QUITCLAIMING ANY INTEREST THAT JEFFERSON**  
5           **COUNTY, MISSOURI, MAY HAVE IN SAID RIGHT OF WAY.**

6           **WHEREAS**, Section 3.4.2.10 of the Home Rule Charter of Jefferson County,  
7 Missouri, authorizes the County Council to dispose of any real property owned by the  
8 County; and,

9           **WHEREAS**, on June 25, 2009, Tayco Misty Manor, LC, executed a Plat known as  
10 “Bases Loaded Plat Three ” (hereinafter “the Plat”); and

11           **WHEREAS**, on July 9, 2009, the Plat was recorded as document number 2009-  
12 000087 in the Jefferson County Land Records; and

13           **WHEREAS**, the Plat depicts, across lots 1 and 2 of the Plat, what is described as a  
14 “Right of Way for Public Access[;]” and

15           **WHEREAS**, the Plat purports to dedicate this Right of Way “for the benefit of  
16 Jefferson County;” and

17           **WHEREAS**, there is currently pending in the 23<sup>rd</sup> Judicial Circuit Court a lawsuit  
18 styled *The Real Estate Store Holding Company, LLC v. Robert N. Armstrong*, and having  
19 a cause number of 22JE-CC00177 (hereinafter “the Lawsuit”); and



1           **WHEREAS**, Plaintiff, in Counts III and IV of the Petition in the Lawsuit, alleges  
2 that there is a necessity to establish a road easement or a private road to access real property  
3 allegedly owned by Plaintiff (See Petition, pp. 40-56); and

4           **WHEREAS**, Plaintiff has named Jefferson County, Missouri, as a Defendant in the  
5 lawsuit, in part, because of the purported dedication of the Right of Way to Jefferson  
6 County (see Petition, pp. 40 & 44); and

7           **WHEREAS**, Plaintiff acknowledges in paragraph 4 of Count III of the Petition,  
8 that it “is not aware of any acceptance of the dedication of said public access by Defendant  
9 Jefferson County, Missouri[;]” and

10          **WHEREAS**, following service of the Petition on Jefferson County, personnel in  
11 the County Clerk’s Office searched records from the 2009 Jefferson County Transition  
12 Government; and

13          **WHEREAS**, County Clerk’s Office personnel were also unable to find any  
14 acceptance of the dedication purportedly made by the Plat; and

15          **WHEREAS**, the County’s Public Works Department was made aware of the  
16 Lawsuit and the purported dedication of the Right of Way; and

17          **WHEREAS**, the Public Works Department stated that it has no interest in having  
18 or maintaining the Right of Way; and

19          **WHEREAS**, because Jefferson County, Missouri, was pulled into Counts III & IV  
20 of the Lawsuit, merely because of the dedication made in the Plat, the County Council  
21 believes it is in the best interest of the County to disclaim any interest in the Right of Way  
22 and to authorize the County Executive to execute deeds quitclaiming any interest that the

1 County may have in the Right of Way to the current owners of lots 1 and 2 of the Plat, so  
2 that the County Counselor may seek to have the County dismissed from Counts III & IV  
3 of the Lawsuit.

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

6 **Section 1.** Jefferson County, Missouri, hereby disclaims any interest that it  
7 may have the “Right of Way for Public Access” as shown Bases Loaded Plat Three  
8 recorded as document number 2009-000087 in the Jefferson County Land Records.

9 **Section 2.** The County Executive is authorized to execute the quitclaim deeds  
10 attached hereto as Exhibits A and B.

11 **Section 3.** Once executed by the County Executive, the County shall be  
12 responsible for recording the quitclaim deeds.

13 **Section 4.** The County Executive is authorized to take any other action  
14 necessary to carry out the intent of this ordinance and to extricate the County from the  
15 Lawsuit.

16 **Section 5.** This Ordinance shall be in full force and effect from and after its  
17 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
18 shall not affect the remainder of this Ordinance.

19 **Section 6.** A copy of this Ordinance and all exhibits shall be kept on file at the  
20 County Clerk’s Office consistent with the rules and procedures for the maintenance and  
21 retention of records as promulgated by the Secretary of State.

**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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, James Terry \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 05-10-2022

Second Reading:

Third Reading:

INTRODUCED BY: COUNCIL MEMBER(s):

1           **AN ORDINANCE ORDERING AND APPROVING THE DELINQUENT TAX**  
2           **TRUSTEE AS APPOINTED PURSUANT TO SECTION 140.260 RSMO TO SELL**  
3           **CERTAIN PROPERTY, EXECUTE DEEDS AND DELIVER THE SAME FOR REAL**  
4           **PROPERTY TO JESSICA & JUSTIN THORNE AS DESCRIBED HEREIN,**  
5           **LOCATED IN COUNCIL DISTRICT 6.**

6           **WHEREAS**, the Delinquent Tax Trustee for Jefferson County, Missouri, (“Trustee”)  
7 as appointed pursuant to Section 140.260 RSMo, purchased at the 3<sup>rd</sup> offering of the Annual  
8 Land Sale the following described parcel of real property, to wit:

9           **PT NW PT E ½ LOT 4 NW ¼.**

10          **PARCEL NO. 23-2.1-04.0-0-000-034.**

11          **Section:       04**

12          **Township:     39**

13          **Range:         5**

14          **Acres:         1.02**

15          **WHEREAS**, the current Delinquent Tax Trustee for Jefferson County, Missouri, has  
16 been offered the sum of **FOUR THOUSAND ONE HUNDRED SIXTY-SEVEN**  
17 **DOLLARS SIXTY-FIVE CENTS (\$4,167.65)** for the property as set forth and described  
18 herein from the buyers **JESSICA & JUSTIN THORNE**; and

19          **WHEREAS**, the Trustee has not received any significant offers on this parcel since it

1 was turned over to the Delinquent Tax Trustee due to the amount of taxes and interest that  
2 has accrued on the property; and

3 **WHEREAS**, the sale of this property would distribute all original taxes and fees to  
4 the taxing entities; and

5 **WHEREAS**, the Trustee has not received any significant offers on this parcel since it  
6 was turned over to the Delinquent Tax Trustee due to the amount of taxes and the County  
7 Fine that has been placed on the property; and

8 **WHEREAS**, the sale of these properties would distribute all original taxes and fees,  
9 plus the County Fine; and

10 **WHEREAS**, the Trustee has made application and requested an Ordinance of the  
11 Jefferson County, Missouri, Council, authorizing the sale of the property described above as  
12 set forth and contained in Exhibit “A” attached hereto and incorporated herein by reference;  
13 and,

14 **WHEREAS**, pursuant to Chapter 140 RSMo, and Sections 3.4.2.10 and 3.4.2.11 of  
15 the Home Rule Charter of Jefferson County, Missouri, the Delinquent Tax Trustee with  
16 approval of the County Council may administer, compromise taxes, interest, penalties and  
17 order real estate, lands, and lots so purchased by the Trustee sold and the deeds thereto  
18 executed and delivered to a buyer; and,

19 **WHEREAS**, it is in the best interest of the County and the taxing entities therein to  
20 dispose of the property described herein and to transfer this parcel to the applicants,  
21 **JESSICA & JUSTIN THORNE.**

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

3           Section 1.     The Jefferson County, Missouri, County Council hereby orders that:

4           The real Property, to wit:

5           **PT NW PT E ½ LOT 4 NW ¼.**

6           **PARCEL NO. 23-2.1-04.0-0-000-034.**

7           **Section:       04**

8           **Township:    39**

9           **Range:         5**

10          **Acres:         1.02**

11 shall be sold to **JESSICA & JUSTIN THORNE** for the sum of **FOUR THOUSAND ONE**  
12 **HUNDRED SIXTY-SEVEN DOLLARS SIXTY-FIVE CENTS (\$4,167.65)**. Said offer is  
13 the best thus far received by the Delinquent Tax Trustee. Any additional taxes, interest and  
14 penalties above this amount shall be waived and removed from the tax bills prior to the lot  
15 being transferred to the Purchaser.

16          Section 2.     The Jefferson County, Missouri, Council approves and hereby Orders  
17 the Trustee to execute and deliver the Trustee's Deed for the above-described real property  
18 to the Purchaser.

19          Section 3.     This Ordinance shall be in full force and effect from and after its date  
20 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not  
21 affect the remainder of this Ordinance.

1           Section 4.     Should the applicants fail to submit certified funds or cash to the  
2   Trustee for the full amount of the Bid within 15 days after the enactment of this Ordinance,  
3   the applicants' Bid and right to purchase the property shall become null and void and the  
4   Trustee may sell the property to any other applicant for the sum approved by 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, Renee Reuter           \_\_\_\_\_

Council Member District 3, Phil Hendrickson       \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James        \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

*ATTEST:*

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 05-10-2022

Second Reading:

Third Reading:

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

1           **AN ORDINANCE APPROVING APPLICATION CC221106 TO REZONE**  
2           **0.31 ACRES FROM SINGLE-FAMILY RESIDENTIAL (R20) ZONE DISTRICT**  
3           **TO NON-PLANNED COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT**  
4           **LOCATED IN COUNCIL DISTRICT 3.**

5           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
6           Jefferson County, Missouri on April 14, 2022, on Application/Petition Number  
7           CC221106, for rezoning 0.31 acres of the following described real estate located at 3619  
8           Telegraph in Windsor Township: Parcel Number: 09-3.0-05.0-1-001-014 from Single-  
9           Family Residential (R20) zone district to Non-Planned Community Commercial (CC2)  
10          zone district; and

11          **WHEREAS**, the record of the April 14, 2022 hearing and the minutes of the  
12          recommendation of the Planning and Zoning Commission have been filed with the  
13          Jefferson County, Missouri, Council; and,

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

17                 a.       Jefferson County Planning Division Staff Report to the Planning  
18                 and Zoning Commission recommending approval of the application and the case  
19                 file for this application;

1           b.       The minutes and record of the hearing before the Planning and  
2 Zoning Commission.

3           c.       Exhibits offered by the Jefferson County Planning Division and  
4 upon a motion duly made, seconded and approved were admitted into evidence by  
5 the Jefferson County, Missouri, Council and made part of the official records as  
6 set out below:

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

9                   Exhibit B, The Jefferson County Unified Development Order, adopted  
10   April 2, 2008, as amended; and

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 Non-Planned Community Commercial (CC2) 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           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**  
4           **COUNCIL, AS FOLLOWS:**

5           Section 1.     Application Number: CC221106 is approved to rezone 0.31 acres  
6           of the real estate located at 3619 Telegraph in Windsor Township in Jefferson County,  
7           State of Missouri, and described as Parcel Number: 09-3.0-05.0-1-001-014 and the  
8           zoning is hereby changed from Single-Family Residential (R20) zone district to Non-  
9           Planned Community Commercial (CC2) zone district.

10          Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
11          by changing the area where said real estate is located on the map with the marking  
12          “CC221106”.

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

15          Section 4.     If any part of this Ordinance is invalid for any reason, such  
16          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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 05-10-2022

Second Reading:

Third Reading:

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

1           **AN ORDINANCE APPROVING APPLICATION CU22013 FOR THE**  
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR A 195-FOOT**  
3 **TELECOMMUNICATION TOWER IN THE LARGE LOT RESIDENTIAL (LR2)**  
4 **ZONE DISTRICT LOCATED IN COUNCIL DISTRICT 5.**

5           **WHEREAS**, the Jefferson County Planning and Zoning Commission held a  
6 hearing on April 14, 2022 on Application / Petition Number CU22013, for a conditional  
7 use permit for a Telecommunications Tower on real estate located in Jefferson County,  
8 State of Missouri, to-wit: Parcel Number: 19-9.0-30.0-0-000-011 in the Large Lot  
9 Residential (LR2) zone district; and

10           **WHEREAS**, the record of the April 14, 2022 hearing and the recommendation of  
11 the Planning and Zoning Commission have been filed with the Jefferson County,  
12 Missouri, Council; and

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

16           a.       Jefferson County Planning Division Staff Report to the Planning  
17 and Zoning Commission recommending approval of the application and the case  
18 file for this Application;

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

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

3 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:  
4 Unified Development Order (UDO) adopted April 2, 2008, as  
5 amended; and

6 Exhibit C, Staff Report and case file.

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

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

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

13 c. The requested conditional use permit is in harmony with and is  
14 compatible with surrounding and adjacent land uses and properties.

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

17 Section 1. Application Number: CU22013 is approved for the real estate  
18 described as Parcel Number 19-9.0-30.0-0-000-011 and a conditional use permit is  
19 hereby issued for a 195-foot Telecommunications Tower, subject to the following  
20 conditions of approval:

21 1. The tower must meet the setbacks set forth by the UDO. A boundary  
22 adjustment must be approved and recorded prior to issuance of a building permit.



- 1           2. The tower shall be designed, constructed, and placed in accordance with the  
2           application and the submitted development plan unless otherwise specified in  
3           these conditions.
- 4           3. The communications tower shall not exceed a height of 195 feet.
- 5           4. The tower shall be designed and constructed to accommodate no less than three  
6           (3) additional antennas.
- 7           5. Access to the proposed tower site for construction of the tower and for any  
8           necessary ongoing maintenance by the users/providers that locate on the structure,  
9           shall be made using the proposed access road. No other access to the site shall be  
10          allowed.
- 11          6. Clearing shall be limited to the area shown indicated in the development plan  
12          submitted.
- 13          7. A fence not less than six foot in height and equipped with an appropriate anti-  
14          climbing device shall be provided around the tower and equipment.
- 15          8. The existing wooded area shall remain in accordance with the site plan.
- 16          9. Evergreen trees shall be planted around the fence and shall be a minimum  
17          height of six (6) feet at planting along the south and east sides of the compound  
18          area.
- 19          10. Prior to the approval of the building permit, a letter from the Federal Aviation  
20          Administration indicating that a study has been conducted for the proposed tower  
21          and that the proposed tower does not exceed obstruction standards and would not

1 be a hazard to air navigation shall be on file with the Jefferson County Planning  
2 Division.

3 11. No lighting shall be permitted except as required by the FAA.

4 12. A recorded copy of all proposed access and utility easements shall be  
5 submitted to the Planning Division prior to the issuance of a Jefferson County  
6 Building Permit.

7 13. Erosion and sediment control shall be in place during construction of the  
8 access road and tower. It shall remain in place and maintained until all disturbed  
9 land is restored.

10 14. The tower shall comply with all other local, state, and federal requirements.

11 15. Any generators installed at the tower site shall utilize sound attenuation  
12 equipment.

13 Section 2. The zoning map of Jefferson County, Missouri shall be amended  
14 by changing the area where said real estate is located on the map with the marking  
15 “CU22013”.

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

18 Section 4. 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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groetke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 05-10-2022

Second Reading:

Third Reading:

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PI22007 TO REZONE**  
2 **PARCEL 09-4.0-20.0-2-001-023 FROM NEIGHBORHOOD COMMERCIAL**  
3 **(NC1) ZONE DISTRICT TO PLANNED INDUSTRIAL (PI) ZONE DISTRICT**  
4 **AND APPROVAL OF A DEVELOPMENT PLAN FOR DAYS PARTS YARD**  
5 **LOCATED IN COUNCIL DISTRICT 4.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on March 24, 2022, on Application/Petition Number  
8 PI22007, for the rezoning of 3.95 acres, from Neighborhood Commercial (NC1) zone  
9 district to Planned Industrial (PI) zone district and development plan approval for Days  
10 Parts Yard on the following described real estate in Jefferson County, State of Missouri,  
11 to-wit: Parcel Number: 09-4.0-20.0-2-001-023; and

12           **WHEREAS**, the record of the March 24, 2022 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:

18           a.       Jefferson County Planning Division Staff Report to the Planning  
19           and Zoning Commission recommending approval of the application, development  
20           plan, and the case file for this application.

1           b.       The minutes and record of the March 24, 2022 hearing before the  
2 Planning and Zoning Commission;

3           c.       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, adopted April 2, 2008, as  
9                         amended;

10                Exhibit C, Staff Report and case file;

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

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

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

17           c.       The requested change in zoning is consistent with the intent stated  
18 for the Planned Industrial (PI) zone district.

19           d.       The requested change in zoning is in accordance with the Official  
20 Master Plan of Jefferson County, Missouri in that the proposed zone change, and  
21 development plan are located within the Primary Growth Area of Jefferson  
22 County.

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 modified and conditioned 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 modified and conditioned 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, Sections 400.4750 and  
16 400.4650, as depicted on the development plan, and as conditioned by this  
17 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, Sections 400.4750 and  
21 400.4650, as depicted on the development plan, and as conditioned by this

1 Ordinance, are in the best interest of the County in that the modifications further  
2 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: PI22007 is approved to rezone 3.95 acres  
6 from Neighborhood Commercial (NC1) to Planned Industrial (PI) zone district and  
7 development plan approval on the real estate described as Parcel Number: 09-4.0-20.0-2-  
8 001-023 for Days Parts Yard, subject to the following modifications, regulatory  
9 requirements and departmental conditions:

10 **Modifications**

11 1. Approval of relief from Article XIV Section 400.4750 – Minimum Screening  
12 Requirements. Requesting relief from screening requirements on the north, east, and  
13 western property lines with the following conditions:

- 14 1. All outdoor storage is 100% screened with site proof screening.
- 15 2. No vehicles, parts or other material may be stored outdoors anywhere on the  
16 property other than within the screened storage area.
- 17 3. The buffer on the northern property line must meet at a minimum the  
18 landscaping standards for a medium impact landscaping buffer. This can be  
19 achieved with mature trees or a combination of mature trees and new plantings.

20 2. Approval of relief from Article XVI Section 400.4650 - Relief from Open Yard  
21 Landscaping Requirements with the following condition



1           1. The area near the Stream Order 2 must remain undisturbed as proposed in the  
2           development plan.

### 3   **Regulatory Requirements**

#### 4   Permitted Uses

5           Land uses shall be permitted per the approved Development Plan. The following  
6           land uses are permitted:

7                         Auto parts Sales and Salvage

#### 8   Floor Area, Height, and other Building Requirements

9           The floor area, height, and other building requirements shall comply with  
10          applicable Articles of the UDO.

#### 11  Site Development

##### 12         Required Yards

13          Required yard setbacks shall be as follows in accordance with Article V of the  
14          UDO: Front yard – 20 feet, Side yard – 15 feet, Rear yard – 20 feet

##### 15  Design Standards

16          The development shall comply with Suburban Design Standards in accordance  
17          with Article VII of the UDO, except as specifically modified by this Ordinance.

##### 18  Access

19          Access shall be provided in accordance with the UDO.

##### 20  Parking

21          Parking and loading shall be provided in accordance with Article XII of the UDO.

##### 22  Signs

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

3 Landscaping

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

6 Geotechnical

7 A geotechnical study prepared by an Engineer licensed in the State of Missouri  
8 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes  
9 greater than 3:1.

10 Performance and Design Standards

11 Fire hazards

12 All flammable substances involved in any activity established in this  
13 district shall be handled in conformance with the latest edition of the  
14 applicable local fire code published by the International Code Council and  
15 applicable codes and ordinances.

16 Noise

17 No operation shall be carried on that involves noise in excess of the  
18 normal traffic noise of the adjacent street at the time of the daily peak hour  
19 of traffic volume. Noise shall be measured at the property line and when  
20 the level of this noise cannot be determined by observation with the  
21 natural senses, a suitable instrument may be used and measurement may  
22 include breakdowns into a reasonable number of frequency ranges. All

1 noise shall be muffled so as not to be objectionable due to intermittence,  
2 beat frequency or shrillness.

3 Sewage and other liquid waste

4 No operation shall be carried on which involves the discharge into a  
5 sewer, water course, or the ground of liquid wastes of any radioactive  
6 nature or liquid waste of a chemical nature which are detrimental to  
7 normal sewage plant operation or corrosive and damaging to sewer pipes  
8 and installations.

9 Air contaminants

10 No operation shall be carried on which involves air discharges in excess of  
11 air quality standards for Jefferson County and shall obtain any necessary  
12 permits from the Missouri Department of Natural Resources.

13 Stormwater

14 Land disturbance activities shall follow stormwater management best  
15 management practices to prevent and reduce the discharge of pollutants  
16 directly or indirectly into stormwater.

17 Odor

18 Odor-causing operations shall be controlled so as to reduce escape of  
19 odors to the minimum practical within the limits of reasonable technology  
20 and economics.

21 Vibration

1 All machines including punch presses and stamping machines shall be so  
2 mounted as to minimize vibration, and in no case shall vibration exceed a  
3 displacement of three thousandths (3/1,000) of an inch measured at the  
4 property line. Vibration shall not be so excessive that it interferes with  
5 industrial operations on nearby lots.

6 Heat

7 No heat from furnaces or processing equipment shall be sensed at the  
8 property line to the extent of raising the temperature of air or materials  
9 more than five (5) degrees Fahrenheit.

10 Hazardous materials

11 Operations involving the storage or use of hazardous materials in  
12 reportable quantities, as classified by the Environmental Protection  
13 Agency (EPA), shall obtain any necessary permits from the Fire District(s)  
14 and make improvements to the building and grounds required by the  
15 International Fire Code.

16 Departmental Conditions:

- 17 1. A Site Development Plan shall be submitted to the Jefferson County Planning  
18 Division in accordance with the Unified Development Order of Jefferson County  
19 and approved prior to the commencement of any construction.
- 20 2. A copy of the approved Development Plan incorporating any approved  
21 modifications shall be attached to each set of Site Development Plans submitted.

1 3. Proof of access easement from Ameren will be required prior to improvement  
2 plan approval.

3 4. County Road:

4 a. Access onto a county road shall require 300' of stopping sight distance at  
5 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of  
6 clearance between line of sight and surface/top of grass).

7 b. The Engineer shall submit sight distance profiles showing that the required  
8 sight distance is met.

9 c. The engineer shall identify the clearance at the most restrictive point on  
10 the profiles.

11 d. Any vegetation or obstructions of any sort in the line of sight must be  
12 identified.

13 e. Along a county roadway, 125' separation/offset is required between  
14 driveways and entrances.

15 f. Driveway entrances (within state/county ROW):

16 g. Pavement thickness shall provide 7" PCC (or 2" Type C Asphaltic  
17 Concrete/6" Type X Asphaltic Concrete/4" rock base). Thickness shown  
18 on submittal does not meet UDO requirements.

19 h. Pavement width for entrance at ROW (including curbs) for two-way  
20 traffic shall provide 36'–60'. Width of 36' shown is acceptable.

21 i. The entrance width shall be provided from the street into the site for a  
22 throat length of 20'. Acceptable as proposed.

1           j. 125' offset is not met with driveways opposite on Old State Road. Apply  
2           for internal deviation.

3       5. Parking areas:

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

7           b. All parking spaces planned must be used for customer parking only, no  
8           cars for salvage will be allowed to be parked in the delineated parking  
9           spaces.

10      6. Stormwater/detention:

11           a. Detention system shall detain and release stormwater at a rate not to  
12           exceed the release rate from the site under the existing (pre-developed)  
13           conditions for the 2-year and 10-year, 24-hour storm event. Provide soil  
14           types, CN's, etc.

15      7. Stormwater system shall be designed to meet current County requirements.

16      8. Floodplain:

17           a. The Code Enforcement Division requires a Floodplain Development  
18           Permit for any grading or improvements within a known floodplain.

19           b. Show limits of the floodway.

20           c. Show the limits and the elevation(s) of the 100-year floodplain.

21           d. The detention pond berm must be elevated at or above the 100-year flood  
22           elevation.

1        9. Grading:

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

6            Section 2.        The zoning map of Jefferson County, Missouri shall be amended  
7 by changing the area where said real estate is located on the map with the marking  
8 “PI22007”.

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

11           Section 4.        If any part of this Ordinance is invalid for any reason, such  
12 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, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, VACANT	
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022:

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.

THIS BILL WAS \_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

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

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-11-2022

Second Reading: 04-25-2022

Third Reading: 05-10-2022



INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PR122001 TO REZONE**  
2           **APPROXIMATELY 11.12 ACRES FROM PLANNED UNIT DEVELOPMENT**  
3           **(PUD) ZONE DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1)**  
4           **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR AMBERLEIGH**  
5           **WOODS LOCATED IN COUNCIL DISTRICT 2.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on March 24, 2022, on Application/Petition Number  
8           PR122001 for rezoning the following described real estate located in Jefferson County,  
9           State of Missouri, to-wit: Parcel Numbers: 08-2.0-03.0-0-000-017.06 and 08-2.0-03.0-0-  
10          000-017.07, from Planned Unit Development (PUD) zone district to Planned Single  
11          Family Residential (PR1) zone district; and a development plan for “Amberleigh  
12          Woods”; and

13          **WHEREAS**, the record of the March 24, 2022, 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:

19                 a.         Jefferson County Planning Division Staff Report recommending  
20                 approval of the application and the case file for this application.

1           b.     The minutes and record of the hearing before the Planning and  
2 Zoning Commission.

3           c.     Exhibits offered by the Jefferson County Planning Division and  
4 upon a motion duly made, seconded and approved were admitted into evidence by  
5 the Jefferson County, Missouri, Council and made part of the official records as  
6 set out below:

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

9                     Exhibit B, The Jefferson County Unified Development Order, adopted  
10                                 April 2, 2008, as amended;

11                     Exhibit C, Staff Report and case file; and

12                     Exhibit D, Packet Notes

13                     Exhibit E, Easement Sketch

14                     Exhibit F, HOA packet

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

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

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

21           c.     The requested change in zoning is consistent with the intent stated  
22 for the Planned Single Family Residential (PR1) zone district.

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

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

5           f.       The requested development plan, as conditioned by this Ordinance,  
6 is consistent with the intent stated for the Planned Single Family Residential  
7 (PR1) zone district.

8           g.       The requested development plan, as conditioned by this Ordinance,  
9 is consistent with the UDO in that the development plan is designed, located and  
10 proposed to be operated so that the public health, safety and welfare will be  
11 protected.

12          h.       The requested development plan, as conditioned by this Ordinance,  
13 is consistent with the UDO in that the development plan will not impede the  
14 normal and orderly development and improvement of the surrounding property.

15          i.       The requested development plan, as conditioned by this Ordinance,  
16 is consistent with the UDO in that the development plan incorporates adequate  
17 ingress and egress and an internal drive network that provides for the efficient  
18 flow of traffic.

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

21       Section 1.   Application/Petition Number PR122001 for rezoning the following  
22 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel

1 Numbers: 08-2.0-03.0-0-000-017.06 and 08-2.0-03.0-0-000-017.07, from Planned Unit  
2 Development (PUD) zone district to Planned Single Family Residential (PR1) zone  
3 district; and a development plan for “Amberleigh Woods” is approved subject to the  
4 following regulatory requirements, departmental comments, and conditions of approval  
5 set forth below:

6 **Regulatory Requirements**

7 Permitted Uses

8 Dwelling – two family

9 Dwelling – three family

10 Dwelling – four family.

11 Floor Area, Height, and other Building Requirements

12 Maximum Density: 6 units per acre

13 Minimum Lot Size: 4,566 square feet

14 Minimum Lot Width: 40 feet

15 Maximum Structure Height: 45 feet

16 Improvement Plan / Site Development

17 Required Yards

18 The required yards shall comply with those permitted on the Development  
19 Plan for Amberleigh Woods. The required setbacks for the PR1 district  
20 include front yard - 25’, side yard - 6’, and rear yard - 30’

21 Design Standards

1 The development shall comply with Suburban Design Standards in accordance  
2 with Article 7 of the Jefferson County Unified Development Order.

3 Access

4 All possible access roads shall comply with street design requirements identified  
5 in the Unified Development Order.

6 Parking

7 Parking shall be provided in accordance with UDO requirements.

8 Signs

9 The subdivider shall provide a sign at the entrance to the subdivision which states,  
10 “Private Maintenance Begins”. The subdivider shall also place all regulatory  
11 signs, including stop signs, speed limit, etc. See Article XIII for additional  
12 signage regulations.

13 Landscaping

14 The UDO requires the following landscaping for a subdivision:

- 15 1. Street Frontage\*
  - 16 a. 1 tree for every 75 feet of street frontage.
  - 17 b. 1 shrub for every 20 feet of street frontage.
- 18 2. Open yard areas\*\*
  - 19 a. 1 tree for every 5,000 sq.ft. of open yard.
  - 20 b. 2 shrubs for every 5,000 sq.ft. of open yard.

21 \* Trees and shrubs may be clustered but must be within 20 feet of  
22 the provided right-of-way.

1                   \*\* Open yard is the total lot area subtracted from the building footprint.

2   Stormwater

3                   Stormwater management shall comply with Chapters 400 and 505 of the Code of  
4                   Ordinances of Jefferson County.

5   Erosion and Sediment Control

6                   Erosion and sediment control shall comply with Chapters 400 and 505 of the  
7                   Code of Ordinances of Jefferson County.

8   Geotechnical

9                   A geotechnical study prepared by an Engineer licensed in the State of Missouri  
10                  shall be required where there are more than 5 feet of cut or 5 feet of fill and any  
11                  slopes steeper than 3:1.

12   Conditions of Approval

13                  1) Site Development/Improvement plans will be required if approved.

14                  2) Part of the development appears to be located on a 50' roadway easement.

15                  Proof of right of use of this easement or easement vacation will be required to  
16                  develop the portion of the development that is encroaching on that easement.

17                  3) County Road:

18                         a) Sight distance:

19                                 i) Access onto a county-maintained road (Amberleigh Parkway)  
20                                 shall require 300' of stopping sight distance at 3.5' height of eye  
21                                 and 4.25' height of oncoming vehicle (minimum 1' of clearance  
22                                 between line of sight and surface/top of grass).

- 1                   ii) The Engineer shall submit sight distance profiles showing that
- 2                   the required sight distance is met.
- 3                   iii) The engineer shall identify the clearance at the most restrictive
- 4                   point on the profiles.
- 5                   iv) Any vegetation or obstructions of any sort in the line of sight
- 6                   must be identified.
- 7                   v) As constructed sight distance profiles will be required prior to
- 8                   escrow release or occupancy.

9           4) Local Access Streets:

- 10                   a) The southern entrance (intersections) for units 25 through 40 does not
- 11                   meet the required 125' corner clearance. The northern hammerhead is
- 12                   acceptable but shall not be connected to Amberleigh Parkway at that point.
- 13                   The Planning Division will not approve the south entrance location and
- 14                   will not recommend approval of deviations for this entrance location.
- 15                   b) A street is required for units 25 through 40. Street width is acceptable
- 16                   as shown if posted no parking in both sides. A 30' right of way is required
- 17                   for the 24' pavement width shown. If parking is allowed on one side
- 18                   pavement shall be 28' wide in a 34' wide ROW. If parking is desired on
- 19                   both sides' pavement width shall be 35' in a 41' wide right of way.
- 20                   c) Street "A" is acceptable as proposed if posted no parking on one side.
- 21                   d) Street pavement thickness shall include 6" PCC or 2" Type C Asphaltic
- 22                   Concrete/3" Type X Asphaltic Concrete/4" rock base.

1 e) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0'  
2 tangents, and 1500' block length.

3 5) Sidewalks:

4 a) Sidewalks are required on both sides of the two roads and around the  
5 cul-de-sac.

6 b) Sidewalks shall consist of 5' width.

7 6) Stormwater/detention:

8 a) Detention system shall detain and release stormwater at a rate not to  
9 exceed the release rate from the site under the existing (pre-developed)  
10 conditions for the 2-year and 10-year, 24-hour storm event. Provide soil  
11 types, CN's, etc.

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

14 7) Floodplain:

15 a) The Code Enforcement Division requires a Floodplain Development  
16 Permit for any grading or improvements within a known floodplain.

17 b) Show limits of the floodway (lots and detention systems should not be  
18 within floodway).

19 c) Show the limits and the elevation(s) of the 100-year floodplain.

20 d) The detention pond berm must be elevated at or above the 100-year  
21 flood elevation.



1 e) The elevation of all lots and right of way must be elevated at least 1'  
2 above the 100-year storm event.

3 8) Grading:

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

8 Section 2. The zoning map of Jefferson County, Missouri shall be amended  
9 by changing the area where said real estate is located on the map with the marking  
10 "PR122001".

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

13 Section 4. If any part of this Ordinance is invalid for any reason, such  
14 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-11-2022

Second Reading: 05-10-2022

Third Reading: 05-10-2022

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1           **AN ORDINANCE APPROVING A PETITION TO CREATE THE BEAR**  
2           **RIDGE COMMUNITY IMPROVEMENT DISTRICT LOCATED IN COUNCIL**  
3           **DISTRICT 7 PURSUANT TO SECTIONS 67.1401 THROUGH 67.1571 OF THE**  
4           **REVISED STATUTES OF MISSOURI; CREATING THE BEAR RIDGE**  
5           **COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL**  
6           **SUBDIVISION; DIRECTING THE COUNTY CLERK OF JEFFERSON**  
7           **COUNTY TO REPORT THE CREATION OF THE COMMUNITY**  
8           **IMPROVEMENT DISTRICT TO THE MISSOURI DEPARTMENT OF**  
9           **ECONOMIC DEVELOPMENT AND STATE AUDITOR; ESTABLISHING AN**  
10          **EFFECTIVE DATE; AND DIRECTING AND AUTHORIZING COUNTY**  
11          **OFFICIALS TO TAKE CERTAIN ACTIONS RELATED TO THE SAME.**

12           **WHEREAS**, pursuant to Sections 67.1401 through 67.1571 of the Revised Statutes  
13          of Missouri (the “CID Act”), Jefferson County (the “County”) is authorized to create a  
14          community improvement district upon receipt of a petition duly filed with the County Clerk  
15          and conducting a public hearing on the same; and

16           **WHEREAS**, a petition to establish the Bear Ridge Community Improvement  
17          District (the “District”) was duly filed with the County Clerk on March 2, 2022, (the  
18          “Petition”). Petition is attached hereto as Exhibit A; and

1           **WHEREAS**, the County Clerk has verified that the Petition complies with the  
2 requirements of the CID Act; and

3           **WHEREAS**, a public hearing, duly noticed and conducted as required by and in  
4 accordance with the CID Act, was held at the Jefferson County Administration Center, 729  
5 Maple Street, Hillsboro, Missouri 63050 at 6:30 P.M. on April 11, 2022, by the Jefferson  
6 County Council (the “Council”) a copy of the Notice of Hearing is attached hereto as  
7 Exhibit B; and

8           **WHEREAS**, the Council has reviewed the Petition and heard comments from all  
9 interested parties and supports approval of the Petition by Ordinance; and

10           **WHEREAS**, the Council has determined that the adoption of this Ordinance is in  
11 the best interest of the County and the health, safety, and welfare of its residents.

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

14           Section 1.     The Petition to establish the Bear Ridge Community Improvement  
15 District as a separate political subdivision of the State of Missouri in accordance with the  
16 CID Act, which Petition is attached hereto as Exhibit A, is hereby approved in its entirety.

17           Section 2.     The District is hereby established for the purposes set forth in the  
18 Petition and shall have all the powers and authority authorized by the Petition and by the  
19 CID Act, including, but not limited to, the powers authorized by Section 67.1461 of the  
20 CID Act.

1           Section 3.     Pursuant to Section 67.1521 of the CID Act, the District may, by  
2 resolution, levy a special assessment at the maximum rates and in the methods of  
3 assessment as set forth in the Petition, and in accordance with the CID Act.

4           Section 4.     Pursuant to Section 67.1451.5 of the CID Act, the Jefferson County,  
5 Missouri, Executive hereby appoints and the Council hereby consents to the initial  
6 appointment of the Board of Directors of the District as follows:

7	John Eilermann	Four (4) Year Term
8	Jeff Todt	Four (4) Year Term
9	Rob Berra	Two (2) Year Term
10	Jeannie Aumiller	Two (2) Year Term
11	Chris Cutler	Two (2) Year Term

12           Section 5.     Upon the effective date of this Ordinance, the County Clerk is  
13 hereby directed to prepare and file with the Missouri Department of Economic  
14 Development and the Missouri State Auditor the report specified in Section 67.1421.6 of  
15 the CID Act, by sending a copy of this Ordinance to said agency.

16           Section 6.     The officers, agents, and employees of the County are hereby  
17 authorized and directed to execute all documents and take such necessary steps as they  
18 deem necessary and available in order to carry out and perform the purposes of this  
19 Ordinance.

20           Section 7.     The Jefferson County, Missouri, Executive is hereby authorized to  
21 take such action and to execute such documents as are necessary to carry out the intent of  
22 this Ordinance.

1            Section 8.     This Ordinance shall be in full force and effect from and after its  
2     date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
3     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, Renee Reuter            \_\_\_\_\_  
Council Member District 3, Phil Hendrickson            \_\_\_\_\_  
Council Member District 4, Charles Groeteke            \_\_\_\_\_  
Council Member District 5, VACANT  
Council Member District 6, Daniel Stallman            \_\_\_\_\_  
Council Member District 7, Victoria James            \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-11-2022

Second Reading: 04-25-2022

Third Reading: 05-10-2022



INTRODUCED BY: COUNCIL MEMBER(s) Hendrickson

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2022**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2021) TO REFLECT THE**  
4 **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**  
5 **AND THE APPROPRIATION THEREOF TO FUND A FULL-TIME**  
6 **INTELLIGENCE LIAISON POSITION.**

7           **WHEREAS**, Jefferson County, Missouri (“County”) has received additional  
8 unanticipated revenue in the amount of One Hundred-Ten Thousand Dollars (**\$110,000.00**)  
9 from the UASI Intelligence Liaison Grant administered from the East-West Gateway  
10 Council of Governments. The sub-award for the position is reimbursable up to One  
11 Hundred Ten Thousand Dollars (**\$110,000.00**) for the deputy’s salary and benefits; and,

12           **WHEREAS**, said funds will be used to generate a full-time Intelligence Liaison  
13 position using grant dollars from the East-West Gateway Council of Governments; and,

14           **WHEREAS**, said additional funds will be placed in the Law Enforcement Fund,  
15 Sheriff Division, Grants, UASI Intelligence Liaison (215-0380-4300-0180). These funds  
16 were not included in the original submission of the 2022 budget; and,

17           **WHEREAS**, Section 50.622 RSMo (2021) and the Home Rule Charter of Jefferson  
18 County, Missouri, permits a budget amendment to appropriate receipt of additional funds  
19 not included at the time of budget adoption; and,

1           **WHEREAS**, the Sheriff Division will use this funding for a full-time Intelligence  
2 Liaison position using grant dollars from the East-West Council of Governments; and,

3           **WHEREAS**, the Jefferson County, Missouri Council approves of the budget  
4 amendment and requests that funds received be appropriated in the amount of Seventy-One  
5 Thousand Dollars (**\$71,000.00**) to Law Enforcement Fund, Sheriff Division, Salaries  
6 Permanent, UASI Intelligence Liaison Grant (215-0380-5001-0180), Five Thousand Four  
7 Hundred Fifty Dollars (**\$5,450.00**) to Law Enforcement Fund, Sheriff Division, FICA  
8 Employer, UASI Intelligence Liaison Grant (215-0380-5102-0180), Nine Thousand Three  
9 Hundred Dollars (**\$9,300.00**) to Law Enforcement Fund, Sheriff Division, Health  
10 Insurance, UASI Intelligence Liaison Grant (215-0380-5137-0180), Four Hundred Twenty  
11 Dollars (**\$420.00**) to Law Enforcement Fund, Sheriff Division, Dental Insurance, UASI  
12 Intelligence Liaison Grant (215-0380-5139-0180), Eighty-One Dollars (**\$81.00**) to Law  
13 Enforcement Fund, Sheriff Division, Life Insurance, UASI Intelligence Liaison (215-0380-  
14 5141-0180), Eight Thousand Eight Hundred Five Dollars (**\$8,805.00**) to Law Enforcement  
15 Fund, Sheriff Division, LAGERS Employer Contribution, UASI Intelligence Liaison Grant  
16 (215-0380-5165-0180) and Two Thousand One Hundred Thirty Dollars (**\$2,130.00**) to  
17 Law Enforcement Fund, Sheriff Division, Workers Compensation, UASI Intelligence  
18 Liaison Grant (215-0380-5175-0180); and

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

21           **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at  
22 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and

1 certifies, by the submission of this Bill, that there will be revenues available for the budget  
2 amendment and appropriations therefrom for the use of the funds set forth herein during  
3 the Fiscal Year 2022 received under the aforementioned distribution and therefore, request  
4 that the Council take the necessary actions as set forth herein and requests that the  
5 necessary budget amendments and appropriations be made in accordance with this  
6 legislation and further advises the Council that the same is proper and necessary; and,

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

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

12 Section 1. The County hereby authorizes the County Executive and the County  
13 Auditor to amend the original 2022 Budget in the amount of One Hundred Ten Thousand  
14 Dollars (**\$110,000.00**), by receiving additional revenue from the East-West Gateway  
15 Council of Governments. These funds will be used to fund a full-time Intelligence Liaison  
16 position. The sub-award for the position is reimbursable up to One Hundred Ten Thousand  
17 Dollars (**\$110,000.00**) for the deputy's salary and benefits; and,

18 These funds will be placed in the Law Enforcement Fund, Sheriff Division, Grants,  
19 UASI Intelligence Liaison Grant (215-0380-4300-0180).

20 Section 2. The County hereby revises the original 2022 Budget for certain  
21 unanticipated funds received be appropriated in the amount of Seventy-One Thousand  
22 Dollars (**\$71,000.00**) to Law Enforcement Fund, Sheriff Division, Salaries Permanent,

1 UASI Intelligence Liaison Grant (215-0380-5001-0180), Five Thousand Four Hundred  
2 Fifty Dollars (**\$5,450.00**) to Law Enforcement Fund, Sheriff Division, FICA Employer,  
3 UASI Intelligence Liaison Grant (215-0380-5102-0180), Nine Thousand Three Hundred  
4 Dollars (**\$9,300.00**) to Law Enforcement Fund, Sheriff Division, Health Insurance, UASI  
5 Intelligence Liaison Grant (215-0380-5137-0180), Four Hundred Twenty Dollars  
6 (**\$420.00**) to Law Enforcement Fund, Sheriff Division, Dental Insurance, UASI  
7 Intelligence Liaison Grant (215-0380-5139-0180), Eighty-One Dollars (**\$81.00**) to Law  
8 Enforcement Fund, Sheriff Division, Life Insurance, UASI Intelligence Liaison (215-0380-  
9 5141-0180), Eight Thousand Eight Hundred Five Dollars (**\$8,805.00**) to Law Enforcement  
10 Fund, Sheriff Division, LAGERS Employer Contribution, UASI Intelligence Liaison Grant  
11 (215-0380-5165-0180) and Two Thousand One Hundred Thirty Dollars (**\$2,130.00**) to  
12 Law Enforcement Fund, Sheriff Division, Workers Compensation, UASI Intelligence  
13 Liaison Grant (215-0380-5175-0180)

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

17 Section 4. This Ordinance shall be in full force and effect from and after its  
18 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
19 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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groetke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022.**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

ATTEST:

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-25-2022

Second Reading: 05-10-2022

Third Reading: 05-10-2022

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION RS21103, TO REZONE**  
2 **PARCEL NUMBER 13-6.0-23.0-1-001-001 LOCATED AT 8850 OLD MORSE**  
3 **MILL SPUR, FROM NON-PLANNED COMMUNITY COMMERCIAL (CC2)**  
4 **ZONE DISTRICT TO SINGLE FAMILY RESIDENTIAL (R10) ZONE DISTRICT**  
5 **LOCATED IN COUNCIL DISTRICT 7.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on April 14, 2022 on Application/Petition Number RS21103  
8 a request for a zone change from Non-Planned Community Commercial (CC2) zone  
9 district to Single Family Residential (R10) zone district on approximately 1.6 acres of the  
10 following described real estate located in Jefferson County, State of Missouri, to-wit:  
11 Parcel Number: 13-6.0-23.0-1-001-001; and

12           **WHEREAS**, the record of April 14, 2022 hearing and the recommendation of the  
13 Planning and Zoning Commission have been filed with the Jefferson County, Missouri,  
14 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:

18           a.       Jefferson County Planning Division Staff Report to the Planning  
19           and Zoning Commission recommending approval of the application and the case  
20           file for this Application;

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

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

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

8           Exhibit C, Staff Report and case file.

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

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

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

15           c.      The requested change in zoning is consistent with the intent stated  
16 for the Single Family Residential (R10) zone district.

17           d.      The proposed rezoning to the Single Family Residential (R10)  
18 zone district is consistent with the Official Master Plan for Jefferson County,  
19 Missouri.

20           e.      The proposed rezoning to the Single Family Residential (R10)  
21 zone district is not out of character with the neighborhood.



1           f.       The proposed rezoning to the Single Family Residential (R10)  
2       zone district is compatible with adjacent zoning and uses.

3           g.       The proposed rezoning to the Single Family Residential (R10)  
4       zone district would not negatively affect the character of the property and  
5       neighboring property.

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

8       Section 1.     Application Number: RS21103, a request for a zone change from  
9       Non-Planned Community Commercial (CC2) zone district to Single Family Residential  
10      (R10) zone district on approximately 1.6 acres of the following described real estate  
11      located in Jefferson County, State of Missouri, to-wit: Parcel Number: 13-6.0-23.0-1-  
12      001-001, is hereby approved.

13      Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
14      by changing the area where said real estate is located on the map with the marking  
15      “RS21103”.

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

18      Section 4.     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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-25-2022

Second Reading: 05-10-2022

Third Reading: 05-10-2022

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PI22007 TO REZONE**  
2 **PARCEL 09-4.0-20.0-2-001-023 FROM NEIGHBORHOOD COMMERCIAL**  
3 **(NC1) ZONE DISTRICT TO PLANNED INDUSTRIAL (PI) ZONE DISTRICT**  
4 **AND APPROVAL OF A DEVELOPMENT PLAN FOR DAYS PARTS YARD**  
5 **LOCATED IN COUNCIL DISTRICT 4.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on March 24, 2022, on Application/Petition Number  
8 PI22007, for the rezoning of 3.95 acres, from Neighborhood Commercial (NC1) zone  
9 district to Planned Industrial (PI) zone district and development plan approval for Days  
10 Parts Yard on the following described real estate in Jefferson County, State of Missouri,  
11 to-wit: Parcel Number: 09-4.0-20.0-2-001-023; and

12           **WHEREAS**, the record of the March 24, 2022 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:

18           a.       Jefferson County Planning Division Staff Report to the Planning  
19           and Zoning Commission recommending approval of the application, development  
20           plan, and the case file for this application.

1           b.       The minutes and record of the March 24, 2022 hearing before the  
2 Planning and Zoning Commission;

3           c.       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, adopted April 2, 2008, as  
9                             amended;

10                Exhibit C, Staff Report and case file;

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

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

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

17           c.       The requested change in zoning is consistent with the intent stated  
18 for the Planned Industrial (PI) zone district.

19           d.       The requested change in zoning is in accordance with the Official  
20 Master Plan of Jefferson County, Missouri in that the proposed zone change, and  
21 development plan are located within the Primary Growth Area of Jefferson  
22 County.

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 modified and conditioned 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 modified and conditioned 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, Sections 400.4750 and  
16 400.4650, as depicted on the development plan, and as conditioned by this  
17 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, Sections 400.4750 and  
21 400.4650, as depicted on the development plan, and as conditioned by this

1 Ordinance, are in the best interest of the County in that the modifications further  
2 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: PI22007 is approved to rezone 3.95 acres  
6 from Neighborhood Commercial (NC1) to Planned Industrial (PI) zone district and  
7 development plan approval on the real estate described as Parcel Number: 09-4.0-20.0-2-  
8 001-023 for Days Parts Yard, subject to the following modifications, regulatory  
9 requirements and departmental conditions:

10 **Modifications**

11 1. Approval of relief from Article XIV Section 400.4750 – Minimum Screening  
12 Requirements. Requesting relief from screening requirements on the north, east, and  
13 western property lines with the following conditions:

- 14 1. All outdoor storage is 100% screened with site proof screening.
- 15 2. No vehicles, parts or other material may be stored outdoors anywhere on the  
16 property other than within the screened storage area.
- 17 3. The buffer on the northern property line must meet at a minimum the  
18 landscaping standards for a medium impact landscaping buffer. This can be  
19 achieved with mature trees or a combination of mature trees and new plantings.

20 2. Approval of relief from Article XVI Section 400.4650 - Relief from Open Yard  
21 Landscaping Requirements with the following condition

1           1. The area near the Stream Order 2 must remain undisturbed as proposed in the  
2           development plan.

### 3   **Regulatory Requirements**

#### 4   Permitted Uses

5           Land uses shall be permitted per the approved Development Plan. The following  
6           land uses are permitted:

7                         Auto parts Sales and Salvage

#### 8   Floor Area, Height, and other Building Requirements

9           The floor area, height, and other building requirements shall comply with  
10          applicable Articles of the UDO.

#### 11  Site Development

##### 12         Required Yards

13          Required yard setbacks shall be as follows in accordance with Article V of the  
14          UDO: Front yard – 20 feet, Side yard – 15 feet, Rear yard – 20 feet

##### 15  Design Standards

16          The development shall comply with Suburban Design Standards in accordance  
17          with Article VII of the UDO, except as specifically modified by this Ordinance.

##### 18  Access

19          Access shall be provided in accordance with the UDO.

##### 20  Parking

21          Parking and loading shall be provided in accordance with Article XII of the UDO.

##### 22  Signs



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

3 Landscaping

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

6 Geotechnical

7 A geotechnical study prepared by an Engineer licensed in the State of Missouri  
8 shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes  
9 greater than 3:1.

10 Performance and Design Standards

11 Fire hazards

12 All flammable substances involved in any activity established in this  
13 district shall be handled in conformance with the latest edition of the  
14 applicable local fire code published by the International Code Council and  
15 applicable codes and ordinances.

16 Noise

17 No operation shall be carried on that involves noise in excess of the  
18 normal traffic noise of the adjacent street at the time of the daily peak hour  
19 of traffic volume. Noise shall be measured at the property line and when  
20 the level of this noise cannot be determined by observation with the  
21 natural senses, a suitable instrument may be used and measurement may  
22 include breakdowns into a reasonable number of frequency ranges. All

1 noise shall be muffled so as not to be objectionable due to intermittence,  
2 beat frequency or shrillness.

3 Sewage and other liquid waste

4 No operation shall be carried on which involves the discharge into a  
5 sewer, water course, or the ground of liquid wastes of any radioactive  
6 nature or liquid waste of a chemical nature which are detrimental to  
7 normal sewage plant operation or corrosive and damaging to sewer pipes  
8 and installations.

9 Air contaminants

10 No operation shall be carried on which involves air discharges in excess of  
11 air quality standards for Jefferson County and shall obtain any necessary  
12 permits from the Missouri Department of Natural Resources.

13 Stormwater

14 Land disturbance activities shall follow stormwater management best  
15 management practices to prevent and reduce the discharge of pollutants  
16 directly or indirectly into stormwater.

17 Odor

18 Odor-causing operations shall be controlled so as to reduce escape of  
19 odors to the minimum practical within the limits of reasonable technology  
20 and economics.

21 Vibration

1 All machines including punch presses and stamping machines shall be so  
2 mounted as to minimize vibration, and in no case shall vibration exceed a  
3 displacement of three thousandths (3/1,000) of an inch measured at the  
4 property line. Vibration shall not be so excessive that it interferes with  
5 industrial operations on nearby lots.

6 Heat

7 No heat from furnaces or processing equipment shall be sensed at the  
8 property line to the extent of raising the temperature of air or materials  
9 more than five (5) degrees Fahrenheit.

10 Hazardous materials

11 Operations involving the storage or use of hazardous materials in  
12 reportable quantities, as classified by the Environmental Protection  
13 Agency (EPA), shall obtain any necessary permits from the Fire District(s)  
14 and make improvements to the building and grounds required by the  
15 International Fire Code.

16 Departmental Conditions:

- 17 1. A Site Development Plan shall be submitted to the Jefferson County Planning  
18 Division in accordance with the Unified Development Order of Jefferson County  
19 and approved prior to the commencement of any construction.
- 20 2. A copy of the approved Development Plan incorporating any approved  
21 modifications shall be attached to each set of Site Development Plans submitted.

1 3. Proof of access easement from Ameren will be required prior to improvement  
2 plan approval.

3 4. County Road:

4 a. Access onto a county road shall require 300' of stopping sight distance at  
5 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of  
6 clearance between line of sight and surface/top of grass).

7 b. The Engineer shall submit sight distance profiles showing that the required  
8 sight distance is met.

9 c. The engineer shall identify the clearance at the most restrictive point on  
10 the profiles.

11 d. Any vegetation or obstructions of any sort in the line of sight must be  
12 identified.

13 e. Along a county roadway, 125' separation/offset is required between  
14 driveways and entrances.

15 f. Driveway entrances (within state/county ROW):

16 g. Pavement thickness shall provide 7" PCC (or 2" Type C Asphaltic  
17 Concrete/6" Type X Asphaltic Concrete/4" rock base). Thickness shown  
18 on submittal does not meet UDO requirements.

19 h. Pavement width for entrance at ROW (including curbs) for two-way  
20 traffic shall provide 36'–60'. Width of 36' shown is acceptable.

21 i. The entrance width shall be provided from the street into the site for a  
22 throat length of 20'. Acceptable as proposed.

1           j. 125' offset is not met with driveways opposite on Old State Road. Apply  
2           for internal deviation.

3       5. Parking areas:

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

7           b. All parking spaces planned must be used for customer parking only, no  
8           cars for salvage will be allowed to be parked in the delineated parking  
9           spaces.

10       6. Stormwater/detention:

11           a. Detention system shall detain and release stormwater at a rate not to  
12           exceed the release rate from the site under the existing (pre-developed)  
13           conditions for the 2-year and 10-year, 24-hour storm event. Provide soil  
14           types, CN's, etc.

15       7. Stormwater system shall be designed to meet current County requirements.

16       8. Floodplain:

17           a. The Code Enforcement Division requires a Floodplain Development  
18           Permit for any grading or improvements within a known floodplain.

19           b. Show limits of the floodway.

20           c. Show the limits and the elevation(s) of the 100-year floodplain.

21           d. The detention pond berm must be elevated at or above the 100-year flood  
22           elevation.

1        9. Grading:

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

6            Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
7 by changing the area where said real estate is located on the map with the marking  
8 “PI22007”.

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

11           Section 4.     If any part of this Ordinance is invalid for any reason, such  
12 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, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groetke	_____
Council Member District 5, VACANT	
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Victoria James	_____

THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022:

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.

THIS BILL WAS \_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

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

**ATTEST:**

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-11-2022

Second Reading: 04-25-2022

Third Reading: 05-10-2022

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION PR122001 TO REZONE**  
2           **APPROXIMATELY 11.12 ACRES FROM PLANNED UNIT DEVELOPMENT**  
3           **(PUD) ZONE DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1)**  
4           **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR AMBERLEIGH**  
5           **WOODS LOCATED IN COUNCIL DISTRICT 2.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on March 24, 2022, on Application/Petition Number  
8           PR122001 for rezoning the following described real estate located in Jefferson County,  
9           State of Missouri, to-wit: Parcel Numbers: 08-2.0-03.0-0-000-017.06 and 08-2.0-03.0-0-  
10          000-017.07, from Planned Unit Development (PUD) zone district to Planned Single  
11          Family Residential (PR1) zone district; and a development plan for “Amberleigh  
12          Woods”; and

13          **WHEREAS**, the record of the March 24, 2022, 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:

19                 a.         Jefferson County Planning Division Staff Report recommending  
20                 approval of the application and the case file for this application.



1           b.     The minutes and record of the hearing before the Planning and  
2 Zoning Commission.

3           c.     Exhibits offered by the Jefferson County Planning Division and  
4 upon a motion duly made, seconded and approved were admitted into evidence by  
5 the Jefferson County, Missouri, Council and made part of the official records as  
6 set out below:

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

9                 Exhibit B, The Jefferson County Unified Development Order, adopted  
10                         April 2, 2008, as amended;

11                 Exhibit C, Staff Report and case file; and

12                 Exhibit D, Packet Notes

13                 Exhibit E, Easement Sketch

14                 Exhibit F, HOA packet

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

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

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

21           c.     The requested change in zoning is consistent with the intent stated  
22 for the Planned Single Family Residential (PR1) zone district.

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

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

5           f.       The requested development plan, as conditioned by this Ordinance,  
6 is consistent with the intent stated for the Planned Single Family Residential  
7 (PR1) zone district.

8           g.       The requested development plan, as conditioned by this Ordinance,  
9 is consistent with the UDO in that the development plan is designed, located and  
10 proposed to be operated so that the public health, safety and welfare will be  
11 protected.

12          h.       The requested development plan, as conditioned by this Ordinance,  
13 is consistent with the UDO in that the development plan will not impede the  
14 normal and orderly development and improvement of the surrounding property.

15          i.       The requested development plan, as conditioned by this Ordinance,  
16 is consistent with the UDO in that the development plan incorporates adequate  
17 ingress and egress and an internal drive network that provides for the efficient  
18 flow of traffic.

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

21       Section 1.    Application/Petition Number PR122001 for rezoning the following  
22 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel

1 Numbers: 08-2.0-03.0-0-000-017.06 and 08-2.0-03.0-0-000-017.07, from Planned Unit  
2 Development (PUD) zone district to Planned Single Family Residential (PR1) zone  
3 district; and a development plan for “Amberleigh Woods” is approved subject to the  
4 following regulatory requirements, departmental comments, and conditions of approval  
5 set forth below:

6 **Regulatory Requirements**

7 Permitted Uses

8 Dwelling – two family

9 Dwelling – three family

10 Dwelling – four family.

11 Floor Area, Height, and other Building Requirements

12 Maximum Density: 6 units per acre

13 Minimum Lot Size: 4,566 square feet

14 Minimum Lot Width: 40 feet

15 Maximum Structure Height: 45 feet

16 Improvement Plan / Site Development

17 Required Yards

18 The required yards shall comply with those permitted on the Development  
19 Plan for Amberleigh Woods. The required setbacks for the PR1 district  
20 include front yard - 25’, side yard - 6’, and rear yard - 30’

21 Design Standards

1 The development shall comply with Suburban Design Standards in accordance  
2 with Article 7 of the Jefferson County Unified Development Order.

3 Access

4 All possible access roads shall comply with street design requirements identified  
5 in the Unified Development Order.

6 Parking

7 Parking shall be provided in accordance with UDO requirements.

8 Signs

9 The subdivider shall provide a sign at the entrance to the subdivision which states,  
10 “Private Maintenance Begins”. The subdivider shall also place all regulatory  
11 signs, including stop signs, speed limit, etc. See Article XIII for additional  
12 signage regulations.

13 Landscaping

14 The UDO requires the following landscaping for a subdivision:

- 15 1. Street Frontage\*
  - 16 a. 1 tree for every 75 feet of street frontage.
  - 17 b. 1 shrub for every 20 feet of street frontage.
- 18 2. Open yard areas\*\*
  - 19 a. 1 tree for every 5,000 sq.ft. of open yard.
  - 20 b. 2 shrubs for every 5,000 sq.ft. of open yard.

21 \* Trees and shrubs may be clustered but must be within 20 feet of  
22 the provided right-of-way.

1                   \*\* Open yard is the total lot area subtracted from the building footprint.

2   Stormwater

3                   Stormwater management shall comply with Chapters 400 and 505 of the Code of  
4                   Ordinances of Jefferson County.

5   Erosion and Sediment Control

6                   Erosion and sediment control shall comply with Chapters 400 and 505 of the  
7                   Code of Ordinances of Jefferson County.

8   Geotechnical

9                   A geotechnical study prepared by an Engineer licensed in the State of Missouri  
10                  shall be required where there are more than 5 feet of cut or 5 feet of fill and any  
11                  slopes steeper than 3:1.

12   Conditions of Approval

- 13                  1) Site Development/Improvement plans will be required if approved.  
14                  2) Part of the development appears to be located on a 50' roadway easement.  
15                  Proof of right of use of this easement or easement vacation will be required to  
16                  develop the portion of the development that is encroaching on that easement.

17                  3) County Road:

18                         a) Sight distance:

- 19                                 i) Access onto a county-maintained road (Amberleigh Parkway)  
20                                 shall require 300' of stopping sight distance at 3.5' height of eye  
21                                 and 4.25' height of oncoming vehicle (minimum 1' of clearance  
22                                 between line of sight and surface/top of grass).

- 1                   ii) The Engineer shall submit sight distance profiles showing that
- 2                   the required sight distance is met.
- 3                   iii) The engineer shall identify the clearance at the most restrictive
- 4                   point on the profiles.
- 5                   iv) Any vegetation or obstructions of any sort in the line of sight
- 6                   must be identified.
- 7                   v) As constructed sight distance profiles will be required prior to
- 8                   escrow release or occupancy.

9           4) Local Access Streets:

- 10                   a) The southern entrance (intersections) for units 25 through 40 does not
- 11                   meet the required 125' corner clearance. The northern hammerhead is
- 12                   acceptable but shall not be connected to Amberleigh Parkway at that point.
- 13                   The Planning Division will not approve the south entrance location and
- 14                   will not recommend approval of deviations for this entrance location.
- 15                   b) A street is required for units 25 through 40. Street width is acceptable
- 16                   as shown if posted no parking in both sides. A 30' right of way is required
- 17                   for the 24' pavement width shown. If parking is allowed on one side
- 18                   pavement shall be 28' wide in a 34' wide ROW. If parking is desired on
- 19                   both sides' pavement width shall be 35' in a 41' wide right of way.
- 20                   c) Street "A" is acceptable as proposed if posted no parking on one side.
- 21                   d) Street pavement thickness shall include 6" PCC or 2" Type C Asphaltic
- 22                   Concrete/3" Type X Asphaltic Concrete/4" rock base.

1 e) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0'  
2 tangents, and 1500' block length.

3 5) Sidewalks:

4 a) Sidewalks are required on both sides of the two roads and around the  
5 cul-de-sac.

6 b) Sidewalks shall consist of 5' width.

7 6) Stormwater/detention:

8 a) Detention system shall detain and release stormwater at a rate not to  
9 exceed the release rate from the site under the existing (pre-developed)  
10 conditions for the 2-year and 10-year, 24-hour storm event. Provide soil  
11 types, CN's, etc.

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

14 7) Floodplain:

15 a) The Code Enforcement Division requires a Floodplain Development  
16 Permit for any grading or improvements within a known floodplain.

17 b) Show limits of the floodway (lots and detention systems should not be  
18 within floodway).

19 c) Show the limits and the elevation(s) of the 100-year floodplain.

20 d) The detention pond berm must be elevated at or above the 100-year  
21 flood elevation.

1 e) The elevation of all lots and right of way must be elevated at least 1'  
2 above the 100-year storm event.

3 8) Grading:

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

8 Section 2. The zoning map of Jefferson County, Missouri shall be amended  
9 by changing the area where said real estate is located on the map with the marking  
10 "PR122001".

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

13 Section 4. If any part of this Ordinance is invalid for any reason, such  
14 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, Renee Reuter \_\_\_\_\_

Council Member District 3, Phil Hendrickson \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-11-2022

Second Reading: 05-10-2022

Third Reading: 05-10-2022

INTRODUCED BY: COUNCIL MEMBER(s) Perry

1           **AN ORDINANCE APPROVING A PETITION TO CREATE THE BEAR**  
2           **RIDGE COMMUNITY IMPROVEMENT DISTRICT LOCATED IN COUNCIL**  
3           **DISTRICT 7 PURSUANT TO SECTIONS 67.1401 THROUGH 67.1571 OF THE**  
4           **REVISED STATUTES OF MISSOURI; CREATING THE BEAR RIDGE**  
5           **COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL**  
6           **SUBDIVISION; DIRECTING THE COUNTY CLERK OF JEFFERSON**  
7           **COUNTY TO REPORT THE CREATION OF THE COMMUNITY**  
8           **IMPROVEMENT DISTRICT TO THE MISSOURI DEPARTMENT OF**  
9           **ECONOMIC DEVELOPMENT AND STATE AUDITOR; ESTABLISHING AN**  
10           **EFFECTIVE DATE; AND DIRECTING AND AUTHORIZING COUNTY**  
11           **OFFICIALS TO TAKE CERTAIN ACTIONS RELATED TO THE SAME.**

12           **WHEREAS**, pursuant to Sections 67.1401 through 67.1571 of the Revised Statutes  
13 of Missouri (the “CID Act”), Jefferson County (the “County”) is authorized to create a  
14 community improvement district upon receipt of a petition duly filed with the County Clerk  
15 and conducting a public hearing on the same; and

16           **WHEREAS**, a petition to establish the Bear Ridge Community Improvement  
17 District (the “District”) was duly filed with the County Clerk on March 2, 2022, (the  
18 “Petition”). Petition is attached hereto as Exhibit A; and

1           **WHEREAS**, the County Clerk has verified that the Petition complies with the  
2 requirements of the CID Act; and

3           **WHEREAS**, a public hearing, duly noticed and conducted as required by and in  
4 accordance with the CID Act, was held at the Jefferson County Administration Center, 729  
5 Maple Street, Hillsboro, Missouri 63050 at 6:30 P.M. on April 11, 2022, by the Jefferson  
6 County Council (the “Council”) a copy of the Notice of Hearing is attached hereto as  
7 Exhibit B; and

8           **WHEREAS**, the Council has reviewed the Petition and heard comments from all  
9 interested parties and supports approval of the Petition by Ordinance; and

10           **WHEREAS**, the Council has determined that the adoption of this Ordinance is in  
11 the best interest of the County and the health, safety, and welfare of its residents.

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

14           Section 1.     The Petition to establish the Bear Ridge Community Improvement  
15 District as a separate political subdivision of the State of Missouri in accordance with the  
16 CID Act, which Petition is attached hereto as Exhibit A, is hereby approved in its entirety.

17           Section 2.     The District is hereby established for the purposes set forth in the  
18 Petition and shall have all the powers and authority authorized by the Petition and by the  
19 CID Act, including, but not limited to, the powers authorized by Section 67.1461 of the  
20 CID Act.

1           Section 3.     Pursuant to Section 67.1521 of the CID Act, the District may, by  
2 resolution, levy a special assessment at the maximum rates and in the methods of  
3 assessment as set forth in the Petition, and in accordance with the CID Act.

4           Section 4.     Pursuant to Section 67.1451.5 of the CID Act, the Jefferson County,  
5 Missouri, Executive hereby appoints and the Council hereby consents to the initial  
6 appointment of the Board of Directors of the District as follows:

7	John Eilermann	Four (4) Year Term
8	Jeff Todt	Four (4) Year Term
9	Rob Berra	Two (2) Year Term
10	Jeannie Aumiller	Two (2) Year Term
11	Chris Cutler	Two (2) Year Term

12           Section 5.     Upon the effective date of this Ordinance, the County Clerk is  
13 hereby directed to prepare and file with the Missouri Department of Economic  
14 Development and the Missouri State Auditor the report specified in Section 67.1421.6 of  
15 the CID Act, by sending a copy of this Ordinance to said agency.

16           Section 6.     The officers, agents, and employees of the County are hereby  
17 authorized and directed to execute all documents and take such necessary steps as they  
18 deem necessary and available in order to carry out and perform the purposes of this  
19 Ordinance.

20           Section 7.     The Jefferson County, Missouri, Executive is hereby authorized to  
21 take such action and to execute such documents as are necessary to carry out the intent of  
22 this Ordinance.

1            Section 8.     This Ordinance shall be in full force and effect from and after its  
2     date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
3     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, Renee Reuter            \_\_\_\_\_

Council Member District 3, Phil Hendrickson            \_\_\_\_\_

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

Council Member District 5, VACANT

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

Council Member District 7, Victoria James            \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-11-2022

Second Reading: 04-25-2022

Third Reading: 05-10-2022

BILL NO.: 22-0451

ORDINANCE NO.: 22-\_\_\_\_\_

INTRODUCED BY: COUNCIL MEMBER(s) Hendrickson

1           **AN ORDINANCE TO AUTHORIZE AN AMENDMENT OF THE 2022**  
2 **BUDGET PURSUANT TO THE HOME RULE CHARTER OF JEFFERSON**  
3 **COUNTY, MISSOURI AND SECTION 50.622 RSMO (2021) TO REFLECT THE**  
4 **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED**  
5 **AND THE APPROPRIATION THEREOF TO FUND A FULL-TIME**  
6 **INTELLIGENCE LIAISON POSITION.**

7           **WHEREAS**, Jefferson County, Missouri (“County”) has received additional  
8 unanticipated revenue in the amount of One Hundred-Ten Thousand Dollars (**\$110,000.00**)  
9 from the UASI Intelligence Liaison Grant administered from the East-West Gateway  
10 Council of Governments. The sub-award for the position is reimbursable up to One  
11 Hundred Ten Thousand Dollars (**\$110,000.00**) for the deputy’s salary and benefits; and,

12           **WHEREAS**, said funds will be used to generate a full-time Intelligence Liaison  
13 position using grant dollars from the East-West Gateway Council of Governments; and,

14           **WHEREAS**, said additional funds will be placed in the Law Enforcement Fund,  
15 Sheriff Division, Grants, UASI Intelligence Liaison (215-0380-4300-0180). These funds  
16 were not included in the original submission of the 2022 budget; and,

17           **WHEREAS**, Section 50.622 RSMo (2021) and the Home Rule Charter of Jefferson  
18 County, Missouri, permits a budget amendment to appropriate receipt of additional funds  
19 not included at the time of budget adoption; and,



1           **WHEREAS**, the Sheriff Division will use this funding for a full-time Intelligence  
2 Liaison position using grant dollars from the East-West Council of Governments; and,

3           **WHEREAS**, the Jefferson County, Missouri Council approves of the budget  
4 amendment and requests that funds received be appropriated in the amount of Seventy-One  
5 Thousand Dollars (**\$71,000.00**) to Law Enforcement Fund, Sheriff Division, Salaries  
6 Permanent, UASI Intelligence Liaison Grant (215-0380-5001-0180), Five Thousand Four  
7 Hundred Fifty Dollars (**\$5,450.00**) to Law Enforcement Fund, Sheriff Division, FICA  
8 Employer, UASI Intelligence Liaison Grant (215-0380-5102-0180), Nine Thousand Three  
9 Hundred Dollars (**\$9,300.00**) to Law Enforcement Fund, Sheriff Division, Health  
10 Insurance, UASI Intelligence Liaison Grant (215-0380-5137-0180), Four Hundred Twenty  
11 Dollars (**\$420.00**) to Law Enforcement Fund, Sheriff Division, Dental Insurance, UASI  
12 Intelligence Liaison Grant (215-0380-5139-0180), Eighty-One Dollars (**\$81.00**) to Law  
13 Enforcement Fund, Sheriff Division, Life Insurance, UASI Intelligence Liaison (215-0380-  
14 5141-0180), Eight Thousand Eight Hundred Five Dollars (**\$8,805.00**) to Law Enforcement  
15 Fund, Sheriff Division, LAGERS Employer Contribution, UASI Intelligence Liaison Grant  
16 (215-0380-5165-0180) and Two Thousand One Hundred Thirty Dollars (**\$2,130.00**) to  
17 Law Enforcement Fund, Sheriff Division, Workers Compensation, UASI Intelligence  
18 Liaison Grant (215-0380-5175-0180); and

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

21           **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at  
22 Sections 7.2.10 and 7.2.12, the County Executive of Jefferson County recommends and

1 certifies, by the submission of this Bill, that there will be revenues available for the budget  
2 amendment and appropriations therefrom for the use of the funds set forth herein during  
3 the Fiscal Year 2022 received under the aforementioned distribution and therefore, request  
4 that the Council take the necessary actions as set forth herein and requests that the  
5 necessary budget amendments and appropriations be made in accordance with this  
6 legislation and further advises the Council that the same is proper and necessary; and,

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

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

12 Section 1. The County hereby authorizes the County Executive and the County  
13 Auditor to amend the original 2022 Budget in the amount of One Hundred Ten Thousand  
14 Dollars (**\$110,000.00**), by receiving additional revenue from the East-West Gateway  
15 Council of Governments. These funds will be used to fund a full-time Intelligence Liaison  
16 position. The sub-award for the position is reimbursable up to One Hundred Ten Thousand  
17 Dollars (**\$110,000.00**) for the deputy's salary and benefits; and,

18 These funds will be placed in the Law Enforcement Fund, Sheriff Division, Grants,  
19 UASI Intelligence Liaison Grant (215-0380-4300-0180).

20 Section 2. The County hereby revises the original 2022 Budget for certain  
21 unanticipated funds received be appropriated in the amount of Seventy-One Thousand  
22 Dollars (**\$71,000.00**) to Law Enforcement Fund, Sheriff Division, Salaries Permanent,

1 UASI Intelligence Liaison Grant (215-0380-5001-0180), Five Thousand Four Hundred  
2 Fifty Dollars (**\$5,450.00**) to Law Enforcement Fund, Sheriff Division, FICA Employer,  
3 UASI Intelligence Liaison Grant (215-0380-5102-0180), Nine Thousand Three Hundred  
4 Dollars (**\$9,300.00**) to Law Enforcement Fund, Sheriff Division, Health Insurance, UASI  
5 Intelligence Liaison Grant (215-0380-5137-0180), Four Hundred Twenty Dollars  
6 (**\$420.00**) to Law Enforcement Fund, Sheriff Division, Dental Insurance, UASI  
7 Intelligence Liaison Grant (215-0380-5139-0180), Eighty-One Dollars (**\$81.00**) to Law  
8 Enforcement Fund, Sheriff Division, Life Insurance, UASI Intelligence Liaison (215-0380-  
9 5141-0180), Eight Thousand Eight Hundred Five Dollars (**\$8,805.00**) to Law Enforcement  
10 Fund, Sheriff Division, LAGERS Employer Contribution, UASI Intelligence Liaison Grant  
11 (215-0380-5165-0180) and Two Thousand One Hundred Thirty Dollars (**\$2,130.00**) to  
12 Law Enforcement Fund, Sheriff Division, Workers Compensation, UASI Intelligence  
13 Liaison Grant (215-0380-5175-0180)

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

17 Section 4. This Ordinance shall be in full force and effect from and after its  
18 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
19 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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groetke \_\_\_\_\_  
Council Member District 5, VACANT \_\_\_\_\_  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THIS ABOVE BILL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022.**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

ATTEST:

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-25-2022

Second Reading: 05-10-2022

Third Reading: 05-10-2022

INTRODUCED BY: Council Member Hendrickson

1           **AN ORDINANCE APPROVING APPLICATION RS21103, TO REZONE**  
2 **PARCEL NUMBER 13-6.0-23.0-1-001-001 LOCATED AT 8850 OLD MORSE**  
3 **MILL SPUR, FROM NON-PLANNED COMMUNITY COMMERCIAL (CC2)**  
4 **ZONE DISTRICT TO SINGLE FAMILY RESIDENTIAL (R10) ZONE DISTRICT**  
5 **LOCATED IN COUNCIL DISTRICT 7.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7 Jefferson County, Missouri on April 14, 2022 on Application/Petition Number RS21103  
8 a request for a zone change from Non-Planned Community Commercial (CC2) zone  
9 district to Single Family Residential (R10) zone district on approximately 1.6 acres of the  
10 following described real estate located in Jefferson County, State of Missouri, to-wit:  
11 Parcel Number: 13-6.0-23.0-1-001-001; and

12           **WHEREAS**, the record of April 14, 2022 hearing and the recommendation of the  
13 Planning and Zoning Commission have been filed with the Jefferson County, Missouri,  
14 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:

18           a.       Jefferson County Planning Division Staff Report to the Planning  
19           and Zoning Commission recommending approval of the application and the case  
20           file for this Application;

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

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

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

8                     Exhibit C, Staff Report and case file.

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

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

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

15           c.       The requested change in zoning is consistent with the intent stated  
16 for the Single Family Residential (R10) zone district.

17           d.       The proposed rezoning to the Single Family Residential (R10)  
18 zone district is consistent with the Official Master Plan for Jefferson County,  
19 Missouri.

20           e.       The proposed rezoning to the Single Family Residential (R10)  
21 zone district is not out of character with the neighborhood.

1           f.       The proposed rezoning to the Single Family Residential (R10)  
2       zone district is compatible with adjacent zoning and uses.

3           g.       The proposed rezoning to the Single Family Residential (R10)  
4       zone district would not negatively affect the character of the property and  
5       neighboring property.

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

8       Section 1.     Application Number: RS21103, a request for a zone change from  
9       Non-Planned Community Commercial (CC2) zone district to Single Family Residential  
10      (R10) zone district on approximately 1.6 acres of the following described real estate  
11      located in Jefferson County, State of Missouri, to-wit: Parcel Number: 13-6.0-23.0-1-  
12      001-001, is hereby approved.

13      Section 2.     The zoning map of Jefferson County, Missouri shall be amended  
14      by changing the area where said real estate is located on the map with the marking  
15      “RS21103”.

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

18      Section 4.     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, Renee Reuter \_\_\_\_\_  
Council Member District 3, Phil Hendrickson \_\_\_\_\_  
Council Member District 4, Charles Groeteke \_\_\_\_\_  
Council Member District 5, VACANT  
Council Member District 6, Daniel Stallman \_\_\_\_\_  
Council Member District 7, Victoria James \_\_\_\_\_

**THE ABOVE BILL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022:**

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

\_\_\_\_\_  
Phil Hendrickson, County Council Vice 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 \_\_\_\_\_, 2022.**

**THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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

***ATTEST:***

\_\_\_\_\_  
Ken Waller, County Clerk

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

First Reading: 04-25-2022

Second Reading: 05-10-2022

Third Reading: 05-10-2022