



**COUNTY COUNCIL NOTICE OF A
REGULAR MEETING AND PUBLIC HEARING**

Notice is hereby given that the Jefferson County, Missouri, Council, will conduct a Regular Meeting and Public Hearing on Monday, June 13, 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. PUBLIC COMMENTS
- VI. APPROVAL OF THE AGENDA
- VII. APPROVAL OF THE JOURNAL
 - A. Approval of the May 23, 2022, Journal – Regular Meeting.
- VIII. PUBLIC HEARING
 - A. A Public Hearing Regarding A Petition By The Timbers at Prairie Hollow, LLC, To Establish A Community Improvement District, In Council District 4, To Be Known As The Timbers Community Improvement District (1 of 1, See Introduction, Bill No. 22-0618) *(Department of the County Counselor)*
- IX. REPORTS FROM COUNTY EXECUTIVE
- X. RECONSIDERATION OF BILLS
- XI. CONSIDERATION OF VETOED BILLS
- XII. CONSENT AGENDA

Bill No. 22-0601 - An Ordinance Awarding The Bid For The 2022 Contracted Pavement Surface Preservation Project To The Lowest And Best Responsive Bidder As Reflected In The Responses To A Certain Invitation For Bid; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bid For The Project Designated As 2022 Contracted Pavement Surface Preservation PW22000PSP In Council Districts 1, 2, 3, 4, 6, And 7. *(Department of Public Works)*



(Consent Agenda, Continued)

Bill No. 22-0602 - An Ordinance Awarding The Bid For The Subdivision PSP And Crack Seal To The Lowest And Best Responsive Bidder As Reflected In The Responses To A Certain Invitation For Bid; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bid For The Project Designated As Subdivision PSP And Crack Seal PW22SUBPSP In Council Districts 1, 2, And 4. *(Department of Public Works)*

Bill No. 22-0603 - An Ordinance To Authorize Jefferson County To Reimburse The City Of Herculaneum, Missouri Under The Tax Revenue Sharing Agreement For The One-Half Of One Percent (1/2 Of 1%) Road Improvement Sales Tax For The Purpose Of Capital Improvements To The Publicly Maintained Roads Of Jefferson County. *(Department of Public Works)*

Bill No. 22-0604 - 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 Animal Control Medical Supplies 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. 22-0605 - 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 EMOC Parking Lot Reconstruction 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. 22-0606 - 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 Rebid 2022 Dodge 3500 Tradesman Truck 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. 22-0607 - 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 Revised Rebid Reinforced Concrete Pipe 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. 22-0608 - An Ordinance Approving The Purchase Of SiteImprove Intelligence Platform From SiteImprove, And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Information Technology)*

Bill No. 22-0609 - 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 Guardrail Supplies & Installation 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. 22-0610 - 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 Rebid Lube Oils, Antifreeze And Grease 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. 22-0611 - 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 Reinforcing Steel 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. 22-0612 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For The On-Call Landscaping Services 2021 Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 22-0613 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2021 On-Call Painting Services, Department Of Public Works. *(Department of Public Works)*

Bill No. 22-0614 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2021 On-Call Sewer Services, Department Of Public Works. *(Department of Public Works)*

XIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XIV. CONSIDERATION OF RESOLUTIONS

Resolution No. R22-0601 - A Resolution And Order Of The Jefferson County, Missouri, Council Denying Application PC22027 To Rezone A Portion Of A Parcel From Single Family Residential (R40) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Barnhart Self Storage Located In Council District 4. *(Department of County Services and Code Enforcement)*

Resolution No. R22-0602 - A Resolution And Order Of The Jefferson County, Missouri, Council Denying Application PR22026 A Request For A Zone Change For Parcel Number 08-1.0-02.0-002-047.03 From Planned Unit Development (PUD) Zone District To Planned Mixed Residential Use (PR2) Zone District And A Development Plan For West Elm Place, Located In Council District 4. *(Department of County Services and Code Enforcement)*

Resolution No. R22-0603 - 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. R22-0604 - A Resolution And Order Of The Jefferson County, Missouri, County Council Declaring Certain Property As Surplus And/Or Scrap And Providing The Authorization For The Disposal Of Said Property By The County Executive, And/Or Purchasing Agent Of The Jefferson County, Missouri, At The Best And Most Advantageous Terms To The County. *(Department of Public Works)*

Resolution No. R22-0605 - A Resolution And Order Determining That Applicant Dorothy Rorer Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2021 And Approving The Payment Of Surplus To The Applicant. *(Delinquent Tax Trustee)*

Resolution No. R22-0606 - A Resolution And Order Determining That Applicant Norma L Schaffter Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2021 And Approving The Payment Of Surplus To The Applicant. *(Delinquent Tax Trustee)*

XV. INTRODUCTION OF BILLS

Bill No. 22-0615 - 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 Trustee Holdings In The City Of Arnold And To The City Of Arnold, Missouri. *(Delinquent Tax Trustee)*

Bill No. 22-0616 - 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 Lisa Sells As Described Herein, Located In Council District 6. *(Delinquent Tax Trustee)*

Bill No. 22-0617 - An Ordinance Declaring The Public Necessity Of The High Ridge Boulevard Shared Use Path Improvements; And Authorizing The Exercise Of Eminent Domain For The Acquisition Of Interests In Real Property, In County Council District 1, For Both Permanent Easement And Temporary Construction Easement; And To Authorize The County Counselor To Commence Condemnation Proceedings Pursuant To Article III, Section 3.4.2.8 Of The Home Rule Charter Of Jefferson County, Missouri, To Acquire The Needed Real Property Interest On Behalf Of The County. *(Department of the County Counselor)*

Bill No. 22-0618 - An Ordinance Approving A Petition To Create The Timbers Community Improvement District Located In Council District 4 Pursuant To Sections 67.1401 Through 67.1571 Of The Revised Statutes Of Missouri; Creating The Timbers 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)*

Bill No. 22-0619 - An Ordinance Accepting And Approving The 2022 Proposed Pay Plan Matrix For Certain Members Of The Department Of The Sheriff As Recommended By The Sheriff's Department Merit Commission. *(County Executive)*



(Introduction of Bills, Continued)

Bill No. 22-0620 - An Ordinance Amending The Jefferson County Missouri, Personnel Administration Program Pursuant To Recommendations Made By The Director Of Administration With The Concurrence Of The County Employees Merit System Commission Of Jefferson County, Missouri And To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated, The Appropriation Thereof And To Amend The 2022 Jefferson County Budget To Provide A One-Time Market Adjustment In Wages For Certain Employees Covered By The County Employees Merit System Commission. *(County Executive)*

Bill No. 22-0621 - An Ordinance Declaring The Public Necessity Of The Armbruster Road Over Haverstick Creek Project; And Authorizing The Exercise Of Eminent Domain For The Acquisition Of Interests In Real Property, In County Council District 6, For Both Right Of Way And Permanent Drainage Easement; And To Authorize The County Counselor To Commence Condemnation Proceedings Pursuant To Article III, Section 3.4.2.8 Of The Home Rule Charter Of Jefferson County, Missouri, To Acquire The Needed Real Property Interest On Behalf Of The County. *(Department of the County Counselor)*

XVI. PERFECTION OF BILLS

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. 22-0538 - An Ordinance Approving Application PC22019 To Rezone Approximately 6.16 Acres From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Cross Road Acres Located In Council District 7. *(Department of County Services and Code Enforcement)*

Bill No. 22-0539 - An Ordinance Approving Application PR122023 To Rezone Approximately 23 Acres From Planned Mixed Residential (PR2) Zone District To Planned Single Family Residential (PR1) Zone District And The Development Plan For Emerald Pointe Located In Council District 2. *(Department of County Services and Code Enforcement)*

XVII. FINAL PASSAGE OF BILLS

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. 22-0538 - An Ordinance Approving Application PC22019 To Rezone Approximately 6.16 Acres From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Cross Road Acres Located In Council District 7. *(Department of County Services and Code Enforcement)*



(Final Passage of Bills, Continued)

Bill No. 22-0539 - An Ordinance Approving Application PR122023 To Rezone Approximately 23 Acres From Planned Mixed Residential (PR2) Zone District To Planned Single Family Residential (PR1) Zone District And The Development Plan For Emerald Pointe Located In Council District 2. *(Department of County Services and Code Enforcement)*

XVIII. 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 April, 2022 And To Place On File In The County Clerk’s Office. *(Department of the Treasurer)*

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

XX. CLOSED SESSION

- A. Closed Session Pursuant To Section 610.021 Paragraph (1) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Litigation.

XXI. 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 AWARDING THE BID FOR THE 2022 CONTRACTED**
2 **PAVEMENT SURFACE PRESERVATION PROJECT TO THE LOWEST AND**
3 **BEST RESPONSIVE BIDDER AS REFLECTED IN THE RESPONSES TO A**
4 **CERTAIN INVITATION FOR BID; AND AUTHORIZATION FOR THE COUNTY**
5 **EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR**
6 **CONTRACTS TO EFFECTUATE THE AWARD OF THE BID FOR THE**
7 **PROJECT DESIGNATED AS 2022 CONTRACTED PAVEMENT SURFACE**
8 **PRESERVATION PW22000PSP IN COUNCIL DISTRICTS 1, 2, 3, 4, 6, AND 7.**

9 **WHEREAS,** Jefferson County, Missouri, (hereafter, the “County”) in response to
10 a certain Invitation for Bid issued by the County, received bids for the following project:

11	<u>Bid Project Name</u>
12	2022 Contracted Pavement Surface Preservation
13	<u>Number of Bids Received</u>
14	2
15	<u>Date of Bid Opening</u>
16	04-26-22

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

6 Section 3. Copies of the Invitation for Bid, responses thereto, and any contract
7 agreements shall be maintained by the Department of the County Clerk consistent with the
8 rules and procedures for the maintenance and retention of records as promulgated by the
9 Secretary of State.

10 Section 4. This Ordinance shall be in full force and effect from and after its date
11 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall
12 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: 06-13-2022

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE AWARDING THE BID FOR THE SUBDIVISION PSP**
 2 **AND CRACK SEAL TO THE LOWEST AND BEST RESPONSIVE BIDDER AS**
 3 **REFLECTED IN THE RESPONSES TO A CERTAIN INVITATION FOR BID;**
 4 **AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**
 5 **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**
 6 **AWARD OF THE BID FOR THE PROJECT DESIGNATED AS SUBDIVISION**
 7 **PSP AND CRACK SEAL PW22SUBPSP IN COUNCIL DISTRICTS 1, 2, AND 4.**

8 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to
 9 a certain Invitation for Bid issued by the County, received bids for the following project:

10	<u>Bid Project Name</u>
11	Subdivision PSP and Crack Seal
12	<u>Number of Bids Received</u>
13	1
14	<u>Date of Bid Opening</u>
15	05-24-22

16 **WHEREAS**, after reviewing the bids set forth above, the County has determined
 17 that a certain bid represents the lowest and best responsive bid for the respective project
 18 and meets the bid proposal specifications issued by the County; and

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: 06-13-2022

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE TO AUTHORIZE JEFFERSON COUNTY TO**
 2 **REIMBURSE THE CITY OF HERCULANEUM, MISSOURI UNDER THE TAX**
 3 **REVENUE SHARING AGREEMENT FOR THE ONE-HALF OF ONE PERCENT**
 4 **(1/2 OF 1%) ROAD IMPROVEMENT SALES TAX FOR THE PURPOSE OF**
 5 **CAPITAL IMPROVEMENTS TO THE PUBLICLY MAINTAINED ROADS OF**
 6 **JEFFERSON COUNTY.**

7 **WHEREAS**, Pursuant to Ordinance 22-0124, Jefferson County, Missouri, (hereafter,
 8 the “County”) entered into an annual tax sharing agreement with the City of Herculaneum,
 9 Missouri, (hereafter, the “Municipality”) for the purpose of sharing and spending revenue,
 10 generated by the imposition of a countywide sales tax, on programmed projects for the 2022
 11 calendar year; and,

12 **WHEREAS**, the Municipality is required to submit reimbursement requests to
 13 the County for appropriate expenditures on a periodic basis; and,

14 **WHEREAS**, the Municipality has requested reimbursements for the current
 15 period as follows:

<u>Municipality</u>	<u>Reimbursement Request</u>
17 City of Herculaneum	\$128,513.71

1 **WHEREAS**, documentation for each request being made this period by the
2 Municipality is attached hereto as Exhibit A; and,

3 **WHEREAS**, the County finds that it is now necessary and in the best interest of the
4 County to reimburse these expenses from the funding account of this Municipality as
5 maintained by the Office of the County Treasurer, subject to funding account balance
6 limitations.

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

9 Section 1: The County is authorized to reimburse the Municipality located within
10 Jefferson County as follows:

11 <u>Municipality</u>	<u>Reimbursement Request</u>
12 City of Herculaneum	\$128,513.71

13 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
14 County to make reimbursement to the Municipality, per Exhibit A which is attached
15 hereto and which is incorporated herein. The County Executive is further authorized to
16 take any and all actions necessary to carry out the intent of this Ordinance.

17 Section 3. Copies of all annual tax sharing agreements and anticipated projects,
18 along with all reimbursement requests received, shall be filed and maintained by the
19 Department of the County Clerk consistent with the rules and procedures for the
20 maintenance and retention of records as promulgated by the Secretary of State.

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: 06-13-2022

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 ANIMAL CONTROL MEDICAL SUPPLIES 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	Animal Control Medical Supplies 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	1
15	<u>DATE OF BID OPENING</u>
16	3-22-22

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

1 bids and proposals represent the lowest and best bid for the respective items or services
2 and met 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 Midwest Veterinary Supply for a term
5 from the date of approval to 6-12-23 upon approval by the County Council and County
6 Executive for **up to \$25,000.00 per term, for total amount not to exceed \$25,000.00 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	<u>BID NAME</u>
14	Animal Control Medical Supplies 2022
15	<u>TERM</u>
16	date of approval to 6-12-23
17	Upon approval by the County Council and County Executive
18	<u>AMOUNT</u>
19	Up to \$25,000.00 per term,
20	for total amount not to exceed \$25,000.00 for the term,
21	subject to budgetary limitations
22	<u>AWARDED BIDDER</u>

1 Midwest Veterinary Supply

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

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

12 Section 4. This Ordinance shall be in full force and effect from and after its
13 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
14 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: 06-13-2022

BILL NO.: 22-0605

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 EMOC PARKING LOT RECONSTRUCTION 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	EMOC Parking Lot Reconstruction 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	5
15	<u>DATE OF BID OPENING</u>
16	5-24-22

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 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 Jokerst Paving & Contracting, Inc., for a
5 term from date of approval to 6-12-23 upon approval by the County Council and County
6 Executive for **up to \$141,321.50 per term, for total amount not to exceed \$141,321.50**
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	<u>BID NAME</u>
14	EMOC Parking Lot Reconstruction 2022
15	<u>TERM</u>
16	date of approval to 6-12-23
17	Upon approval by the County Council and County Executive
18	<u>AMOUNT</u>
19	Up to \$141,321.50 per term,
20	for total amount not to exceed \$141,321.50 for the term,
21	subject to budgetary limitations
22	<u>AWARDED BIDDER</u>

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: 06-13-2022

BILL NO.: 22-0606

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 REBID 2022 DODGE 3500 TRADESMAN TRUCK 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	Rebid 2022 Dodge 3500 Tradesman Truck 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	1
15	<u>DATE OF BID OPENING</u>
16	5-17-22

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 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 Lucas-Smith for a term from date of
5 approval to 6-12-23 upon approval by the County Council and County Executive for **up to**
6 **\$47,321.00 per term, for total amount not to exceed \$47,321.00 for the term**, subject to
7 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	<u>BID NAME</u>
14	Rebid 2022 Dodge 3500 Tradesman Truck 2022
15	<u>TERM</u>
16	date of approval to 6-12-23
17	Upon approval by the County Council and County Executive
18	<u>AMOUNT</u>
19	Up to \$47,321.00 per term,
20	for total amount not to exceed \$47,321.00 for the term,
21	subject to budgetary limitations
22	<u>AWARDED BIDDER</u>

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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: 06-13-2022

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 REVISED REBID REINFORCED CONCRETE PIPE 2022;**
 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:

11	<u>BID NAME</u>
12	Revised Rebid Reinforced Concrete Pipe 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	1
15	<u>DATE OF BID OPENING</u>
16	5-10-22

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 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 Fred Weber Reinforced Concrete
5 Products, Inc., for a term from date of approval to 6-12-23 upon approval by the County
6 Council and County Executive for **up to \$150,000.00 per term, for total amount not to**
7 **exceed \$150,000.00 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 Revised Rebid Reinforced Concrete Pipe 2022

15 TERM

16 date of approval to 6-12-23

17 AMOUNT

18 **Up to \$150,000.00 per term,**

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

20 subject to budgetary limitations

21 AWARDED BIDDER

22 Fred Weber Reinforced Concrete Products, 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: 06-13-2022

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE APPROVING THE PURCHASE OF SITEIMPROVE**
2 **INTELLIGENCE PLATFORM FROM SITEIMPROVE, AND AUTHORIZATION**
3 **FOR THE COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY**
4 **AGREEMENTS OR CONTRACTS TO EFFECTUATE THE AWARD OF THE**
5 **BIDS AND PROPOSALS.**

6 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) Department of
7 Information Technology desires to purchase the Siteimprove Intelligence Platform from
8 Siteimprove who is the sole source manufacturer and provider of the Siteimprove
9 Intelligence Platform; and

10 **WHEREAS**, the Siteimprove Intelligence Platform is a hosted service that will
11 automatically check a website for broken links, misspellings, accessibility issues, SEO
12 issues, data privacy issues, and web security vulnerabilities, as well as including web
13 analytics and website monitoring in one interface; and

14 **WHEREAS**, the Department of Information Technology requests to purchase the
15 Siteimprove Intelligence Platform through the sole-source vendor, Siteimprove; and

16 **WHEREAS**, the funds for this purchase were budgeted and are in the Department
17 of Information Technology budget; and

18 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interests
19 of the County to approve the requested purchase of the Siteimprove Intelligence Platform

1 with the sole-source vendor, Siteimprove for a term date of the date of approval to 6-12-23
2 upon approval by the County Council and County Executive for the total amount up to Six
3 Thousand, One Hundred Fifty Dollars 12/100 (**\$6,150.12**) subject to budgetary limitations.

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

6 Section 1. The County approves the requested purchase of the Siteimprove
7 Intelligence Platform with the sole-source vendor, Siteimprove for the management of a
8 platform that will automatically check for broken links, misspellings, accessibility issues
9 and Search Engine Optimization (SEO) issues data privacy issue, web security and
10 vulnerabilities website speed and uptime monitoring and content policies in one interface
11 for a term of the date of approval to 6-12-23 upon approval by the County Council and
12 County Executive for the total amount up to Six Thousand One Hundred Fifty Dollars and
13 12/100 (**\$6,150.12**) subject to budgetary limitations.

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

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

1 Section 4. 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 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: 06-13-2022

BILL NO.: 22-0609

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 GUARDRAIL SUPPLIES & INSTALLATION 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	Guardrail Supplies & Installation 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	2
15	<u>DATE OF BID OPENING</u>
16	5-3-22

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 JM Scheidle LLC and Collins & Hermann,
5 Inc., for a term from the date of approval to 6-12-23 upon approval by the County Council
6 and County Executive for **up to \$50,000.00 per term, for total amount not to exceed**
7 **\$50,000.00 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 Guardrail Supplies & Installation 2022

15 TERM

16 Date of approval to 6-12-23

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

18 AMOUNT

19 **Up to \$50,000.00 per term,**

20 **for total amount not to exceed \$50,000.00 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDERS

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JM Scheidle LLC (A1)

Collins & Hermann, Inc. (A2)

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute the agreements attached hereto incorporated herein by Reference as Exhibits “A1 and A2” 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: 06-13-2022

BILL NO.: 22-0610

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 REBID LUBE OILS, ANTIFREEZE AND GREASE 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	Rebid Lube Oils, Antifreeze and Grease 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	3
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 Gateway FS and Bauman Oil Distributors,
5 Inc., for a term from the date of approval to 6-12-23 upon approval by the County Council
6 and County Executive for **up to \$50,000.00 per term, for total amount not to exceed**
7 **\$50,000.00 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 Rebid Lube Oils, Antifreeze and Grease 2022

15 TERM

16 Date of approval to 6-12-23

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

18 AMOUNT

19 **Up to \$50,000.00 per term,**

20 **for total amount not to exceed \$50,000.00 for the term,**

21 subject to budgetary limitations

22 AWARDED BIDDERS

1 Gateway FS (A1)

2 Bauman Oil Distribution, Inc. (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: 06-13-2022

BILL NO.: 22-0611

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 REINFORCING STEEL 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	Reinforcing Steel 2022
13	<u>NUMBER OF BIDS RECEIVED</u>
14	1
15	<u>DATE OF BID OPENING</u>
16	5-3-2022

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 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 Tulley Steel & Supplies for a term from
5 date of approval to 6-12-23 upon approval by the County Council and County Executive
6 for **up to \$25,000.00 per term, for total amount not to exceed \$25,000.00 for the term,**
7 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	<u>BID NAME</u>
14	Reinforcing Steel 2022
15	<u>TERM</u>
16	date of approval to 6-12-23
17	<u>AMOUNT</u>
18	Up to \$25,000.00 per term,
19	for total amount not to exceed \$25,000.00 for the term,
20	subject to budgetary limitations
21	<u>AWARDED BIDDER</u>
22	Tulley Steel & Supplies

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: 06-13-2022

BILL NO.: 22-0612

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 ON-CALL LANDSCAPING**
3 **SERVICES 2021 CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI,**
4 **DEPARTMENT OF PUBLIC WORKS.**

5 **WHEREAS**, Pursuant to Ordinance 21-0445, Jefferson County, Missouri and the
6 Department of Public Works, Division of Facility Maintenance entered into a Contract,
7 known as the On-Call Landscaping 2021 Contract, with Precision Lawn Care &
8 Landscaping, LLC for \$75,000.00 per term; and,

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

12 **WHEREAS**, the need for the adjustment is due to the County project titled Roadside
13 Vegetation Repairs (PW22VEGRDW) was opened on 4-19-22 and no bids were received;
14 and

15 **WHEREAS**, the Department of Public Works, Division of Facility Maintenance of
16 Jefferson County, Missouri is currently under contract with Precision Lawn Care &
17 Landscaping, LLC; and

18 **WHEREAS**, the Engineers estimate for this project was for One Hundred Thousand
19 Dollars (\$100,000.00); and

1 **WHEREAS**, Precision Lawn Care & Landscaping, LLC submitted a quote for One
2 Hundred, Two Thousand Dollars (\$102,000.00); and

3 **WHEREAS**, Jefferson County, Missouri and the Department of Public Works,
4 Division of Facility Maintenance for Jefferson County, hereby request an increase of an
5 additional Fifty Thousand Dollars (**\$50,000.00**) to the On-Call Landscaping Services 2021
6 Contract with Precision Lawn Care & Landscaping, LLC to cover the cost to complete the
7 project; and,

8 **WHEREAS** Jefferson County, Missouri, Council finds that it is now necessary and
9 in the best interest of the County to execute Change Order No. 1 to the On-Call Landscaping
10 Services 2021 Contract with Precision Lawn Care & Landscaping 2021, for an increase of
11 Fifty Thousand Dollars (**\$50,000.00**) to the contract sum, subject to budgetary limitations;
12 for a revised total of One Hundred Twenty-Five Thousand Dollars (**\$125,000.00**) for the On-
13 Call Landscaping Services 2021 Contract upon approval by the County Council and County
14 Executive.

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

15 Section 1. The Contract with Precision Lawncare & Landscaping, LLC for the
16 On-Call Landscaping Services 2021 Contract shall be increased by Fifty Thousand Dollars
17 (**\$50,000.00**) for a revised total cost of One Hundred Twenty-Five Thousand Dollars
18 (**\$125,000.00**), subject to budgetary limitations, upon approval by the County Council and
19 County Executive.

20 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County

1 Executive to execute Change Order No. 1 to the On-Call Landscaping Services 2021
2 Contract with Precision Lawncare & Landscaping 2021, and any agreements or contracts
3 necessary to effectuate the award of the bids and proposals set forth in this Ordinance. The
4 County Executive is further authorized to take any and all actions necessary to carry out the
5 intent of this Ordinance.

6 Section 3. Copies of all Invitations for Bid, response thereto, any contract
7 agreements and change orders shall be maintained by the Department of the County Clerk
8 consistent with the rules and procedures for the maintenance and retention of records as
9 promulgated by the Secretary of State.

10 Section 4. This Ordinance shall be in full force and effect from and after its date
11 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
12 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: 06-13-2022

1 Inc., and MMCT to renew the contract for the 2021 On-Call Painting Services Contract
2 with the County; and

3 **WHEREAS**, Doug Duvall, Inc., has not responded to the renewal request; and

4 **WHEREAS**, the Department of Public Works, Division of Facility Services of
5 Jefferson County, Missouri, finds it is in the best interest of the County to renew the bid
6 award for 2021 On-Call Painting Services for the term from the date of approval to 5-9-23
7 with MMCT with approval of the County Council and County Executive up to **\$75,000.00**
8 **per term, for total amount not to exceed \$75,000.00 for the term**, subject to budgetary
9 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 Painting Services
16	<u>TERM</u>
17	Date of approval to 5-9-23
18	<u>AMOUNT</u>
19	Up to \$75,000.00 per term,
20	for total amount not to exceed \$75,000.00 for the term,
21	subject to budgetary limitations
22	<u>AWARDED BIDDER</u>

1 MMCT

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

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

10 Section 4. This Ordinance shall be in full force and effect from and after its
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
12 shall not affect the remainder of this Ordinance.

THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:

Council Member District 1, Brian Haskins _____
Council Member District 2, 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: 06-13-2022

1 Surgeons, Merlo Plumbing C & R Mechanical Company to renew the contract for the 2021
2 On-Call Sewer Services with the County; and

3 **WHEREAS**, Drain Surgeons has not responded to the renewal request; and

4 **WHEREAS**, the Department of Public Works, Division of Facility Services of
5 Jefferson County, Missouri, finds it is in the best interest of the County to renew the bid
6 award for 2021 On-Call Sewer Services for the term from the date of approval to 5-22-23
7 with Merlo Plumbing and C & R Mechanical Company with approval of the County
8 Council and County Executive up to **\$50,000.00 per term, for total amount not to exceed**
9 **\$50,000.00 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 Sewer Services
16	<u>TERM</u>
17	Date of approval to 5-22-23
18	<u>AMOUNT</u>
19	Up to \$50,000.00 per term,
20	for total amount not to exceed \$50,000.00 for the term,
21	subject to budgetary limitations
22	<u>AWARDED BIDDERS</u>

1 Merlo Plumbing (A1)

2 C & R Mechanical Company (A2)

3 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
4 County Executive to execute a renewal agreement, attached hereto and incorporated herein
5 by reference and attached as Exhibits A1 and A2. The County Executive is further
6 authorized to take any and all actions necessary to carry out the intent of this 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 _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 06-13-2022

RESOLUTION NO.: R22-0601

INTRODUCED BY: COUNCIL MEMBER _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL DENYING APPLICATION PC22027 TO REZONE A**
3 **PORTION OF A PARCEL FROM SINGLE FAMILY RESIDENTIAL (R40)**
4 **ZONE DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND**
5 **THE DEVELOPMENT PLAN FOR BARNHART SELF STORAGE LOCATED IN**
6 **COUNCIL DISTRICT 4.**

7 **WHEREAS,** a hearing was held on May 12, 2022 on Application/Petition
8 Number PC22027 for rezoning 4.51 acres of the following described real estate located in
9 Jefferson County, State of Missouri, to-wit: Parcel Number: 08-6.0-23.0-0-000-011.02,
10 from Single Family Residential (R40) zone district to Planned Commercial (PC) zone
11 district and a development plan for Barnhart Self Storage; and

12 **WHEREAS,** the Planning and Zoning Commission of Jefferson County,
13 Missouri, held a hearing on this matter on May 12, 2022 and the minutes of the
14 recommendation of the Planning and Zoning Commission have been filed with the
15 Jefferson County, Missouri, Council; and,

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

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

1 c. The property that is the subject of Petition PC22027 (hereinafter,
2 the “Subject Property”) is located at the intersection St. Luke’s Church Road and
3 State Road M.

4 d. The Subject Property is currently zoned Single Family Residential
5 (R40) zone district.

6 e. The Petitioner is proposing the rezoning to Planned Commercial
7 (PC) zone district in order to facilitate the development of mini-storage
8 warehouses on approximately 4.51 acres of the Subject Property.

9 f. The current R40 zoning does not permit the use sought by the
10 Petitioner.

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

15 h. The Petitioner did file a development plan with the application for
16 rezoning which depicts the proposed storage warehouses.

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

20 j. Petition PC22027 does not satisfy the criteria set forth by the UDO
21 in that the proposed rezoning and development plan are out of character and not
22 compatible with surrounding uses.

1 k. Commercial use of the subject property would be out of character
2 with the neighborhood.

3 l. Petition PC22027 does not satisfy the criteria set forth by the UDO
4 in that the proposed rezoning and development plan would detrimentally impact
5 the adjacent properties.

6 m. The current Planned Unit Development (PUD) zoning of the
7 Subject Property is reasonable. Petitioner submitted no evidence that the Subject
8 Property 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 R40 zoning. In fact, as currently zoned,
12 the Petitioner could develop the property residentially, consistent with
13 surrounding commercial land uses.

14 o. Petition PC22027 is detrimental to the health, safety and welfare of
15 the residents of Jefferson County.

16 p. Petition PC22027 is not in the best interests of the residents of
17 Jefferson County.

18 q. Petition PC22027 is not in accordance with the UDO.

19 r. Petition PC22027 is not in harmony with and is not compatible
20 with surrounding and adjacent land uses and properties.

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

1 Section 1. Application Number: PC22027, an application to rezone 4.51 acres
2 from Single Family Residential (R40) zone district to Planned Commercial (PC) zone
3 district; and a development plan for Barnhart Self Storage on real estate described as
4 Parcel Number 08-6.0-23.0-0-000-011.02 is hereby denied.

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

**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, COUNCIL ON THIS _____ DAY OF JUNE
2022, WAS:**

_____ **DULY ADOPTED AND ORDERED** _____ **FAILED**

Phil Hendrickson, County Council Vice Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 06-13-2022

RESOLUTION NO.: R22-0602

INTRODUCED BY: COUNCIL MEMBER _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL DENYING APPLICATION PR222026 A REQUEST FOR**
3 **A ZONE CHANGE FOR PARCEL NUMBER 08-1.0-02.0-0-002-047.03 FROM**
4 **PLANNED UNIT DEVELOPMENT (PUD) ZONE DISTRICT TO PLANNED**
5 **MIXED RESIDENTIAL USE (PR2) ZONE DISTRICT AND A DEVELOPMENT**
6 **PLAN FOR WEST ELM PLACE, LOCATED IN COUNCIL DISTRICT 4.**

7 **WHEREAS,** a hearing was held by the Planning and Zoning Commission of
8 Jefferson County, Missouri on May 12, 2022 on Application/Petition Number PR222026,
9 a request for a zone change from Planned Unit Development (PUD) zone district to
10 Planned Mixed Residential Use (PR2) zone district and a development plan for West Elm
11 Place on approximately 1.48 acres of the following described real estate located in
12 Jefferson County, State of Missouri, to-wit: Parcel Number: 08-1.0-02.0-0-002-047.03;
13 and

14 **WHEREAS,** the record of the May 12, 2022 hearing and the recommendation of
15 denial by the Planning and Zoning Commission have been filed with the Jefferson
16 County, Missouri, Council; and

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

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

3 b. The record of the hearing before the Jefferson County, Missouri,
4 Planning and Zoning Commission included 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 **NOW THEREFORE**, the Jefferson County, Missouri, Council makes the
12 following findings of fact and conclusions of law, and with respect to said facts and
13 conclusions, the Council finds that and concludes as a matter of law as follows:

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

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

19 c. The property that is the subject of Petition PR222026 (hereinafter,
20 the “Subject Property”) is located at the intersection of Old Lemay Ferry,
21 Seckman Spur, and Seckman Roads.

1 d. The Subject Property is currently zoned Planned Unit
2 Development (PUD) zone district.

3 e. The Petitioner is proposing the rezoning to Planned Mixed
4 Residential Use (PR2) zone district in order to facilitate the development of 24
5 multi-family units on 1.48 acres.

6 f. The current PUD zoning does not permit the uses sought by the
7 Petitioner.

8 g. Because the Petitioner has proposed to rezone the Subject Property
9 to the PR2 zone district, a planned district, a development plan is required to be
10 submitted with the zone change request and is subject to review by the County
11 Council.

12 h. The Petitioner did file a development plan with the application for
13 rezoning which depicts the proposed multi-family units.

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

17 j. Petition PR222026 does not satisfy the criteria set forth by the
18 UDO in that the proposed rezoning and development plan are out of character and
19 not compatible with surrounding uses.

20 k. Petition PR222026 does not satisfy the criteria set forth by the
21 UDO in that multi-family apartments at the density proposed would be out of
22 character with the neighborhood.

1 l. Petition PR222026 does not satisfy the criteria set forth by the
2 UDO in that the proposed rezoning and development plan would detrimentally
3 impact the adjacent properties.

4 m. Petition PR222026 does not satisfy the criteria set forth by the
5 UDO in that the proposed development plan does not incorporate adequate
6 ingress and egress and a street network that provides for the efficient flow of
7 traffic.

8 n. Petition PR222026 does not satisfy the criteria set forth by the
9 UDO in that the proposed use will negatively affect the character of neighboring
10 property by creating excess vehicular traffic, excess pedestrian traffic, and
11 additional stormwater runoff.

12 o. Petition PR222026 does not satisfy the criteria set forth by the
13 UDO in that the proposed use will negatively affect the character of neighboring
14 property by allowing construction of a building that by size and height would be
15 out of character with the neighborhood.

16 p. The current Planned Unit Development (PUD) zoning of the
17 Subject Property is reasonable. Petitioner submitted no evidence that the Subject
18 Property is currently unreasonably zoned or that the Subject Property could not be
19 developed within the existing zoning.

20 q. The Petitioner submitted no evidence that the Subject Property is
21 unadaptable or unsuitable to the current PUD zoning. In fact, as currently zoned,

1 the Petitioner could develop the property commercially, consistent with
2 surrounding commercial land uses.

3 r. Petition PR222026 is detrimental to the health, safety and welfare
4 of the residents of Jefferson County.

5 s. Petition PR222026 is not in the best interests of the residents of
6 Jefferson County.

7 t. Petition PR222026 is not in accordance with the UDO.

8 u. Petition PR222026 is not in harmony with and is not compatible
9 with surrounding and adjacent land uses and properties.

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

12 Section 1. Application Number: PR222026, a request for a zone change from
13 Planned Unit Development (PUD) zone district to Planned Mixed Residential Use (PR2)
14 zone district and approval of a development plan for West Elm Place on approximately
15 1.48 acres of the following described real estate located in Jefferson County, State of
16 Missouri, to-wit: Parcel Number: 08-1.0-02.0-0-002-047.03, is hereby denied.

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

**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
_____, 2022, WAS:**

____ **DULY ADOPTED AND ORDERED** ____ **FAILED**

Phil Hendrickson, County Council Vice Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 06-13-2022

RESOLUTION NO.: R22-0603

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: 06-13-2022

RESOLUTION NO.: R22-0604

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNTY COUNCIL DECLARING CERTAIN PROPERTY AS**
3 **SURPLUS AND/OR SCRAP AND PROVIDING THE AUTHORIZATION FOR**
4 **THE DISPOSAL OF SAID PROPERTY BY THE COUNTY EXECUTIVE,**
5 **AND/OR PURCHASING AGENT OF THE JEFFERSON COUNTY, MISSOURI,**
6 **AT THE BEST AND MOST ADVANTAGEOUS TERMS TO THE COUNTY.**

7 **WHEREAS**, Section 3.4.2.10 of the Home Rule Charter of Jefferson County,
8 Missouri provides for the County Council to authorize County Officers to dispose of
9 personal property upon terms advantageous to the County; and

10 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) is the owner
11 of vehicles, furniture, fixtures, and equipment (hereafter, “property”) that is no longer
12 needed for use and is surplus; and,

13 **WHEREAS**, Jefferson County, Missouri, Council desires to authorize County
14 Officials to dispose of the surplus property set forth herein through public sale venue and
15 at terms and conditions most favorable to the County which includes:

16 ONE (1) 1984 HUMMER (NO IDENTIFYING INFORMATION)

17 ONE (1) 1999 JEEP CHEROKEE (S/N: 1J4FF27S5XL618395)

18 ONE (1) 2003 GMC CARGO VAN (S/N: 1GTGG29V031203750)

19 ONE (1) 2003 FORD CRANE TRUCK (S/N: 1FDWF37PX3EC74760)

1 ONE (1) 2005 FORD ESCAPE (S/N: 1FMYU93135KD98635)
2 ONE (1) 2005 CHEVROLET IMPALA (S/N: 2G1WF55K359314831)
3 TWO (2) 2006 FORD ESCAPE (S/N: 1FMYU93146KC42573,
4 1FMYU93176KC74143)
5 TWO (2) 2006 FORD F250 (S/N: 1FTNF21586EC51290,
6 1FTNF21586EC51287)
7 FOUR (4) 2007 CHEVROLET IMPALA (S/N: 2G1WS55RX79346610,
8 2G1WS55R479346571, 2G1WB58K079334805, 2G1WS55R679345728)
9 ONE (1) 2008 FORD F250 (S/N: 1FTNF21558ED99562)
10 ONE (1) 2008 DODGE RAM (S/N: 1D7HU18N18J192618)
11 TWO (2) 2010 FORD F150 (S/N: 1FTFW1E85AFA60688,
12 1FTFW1E87AFA60689)
13 TWO (2) 2010 CHEVROLET TAHOE (S/N: 1GNUKAE06AR147163,
14 1GNUKAE05AR159417)
15 TWO (2) 2011 FORD ESCAPE (S/N: 1FMCU9C73BKB54025,
16 1FMCU9C77BKB54030)
17 ONE (1) 2011 FORD CROWN VIC (S/N: 2FABP7BV5BX145289)
18 SIX (6) 2013 FORD POLICE INTERCEPTOR-SEDAN (S/N:
19 1FAHP2L80DG230314, 1FAHP2L8XDG230319, 1FAHP2L83DG230324,
20 1FAHP2L8XDG230322, 1FAH2L86DG230320, 1FAHP2L86DG230317)
21 TWO (2) 2013 FORD POLICE INTERCEPTOR-UTILITY (S/N:
22 1FM5K8AR0DGC87084, 1FM5K8AR9EGA28563)

1 ONE (1) 2014 CHEVROLET TAHOE (S/N: 1GNLC2E07ER161349)
2 ONE (1) 2015 FORD POLICE INTERCEPTOR-SEDAN (S/N:
3 1FAHP2L885FG151708)
4 ONE (1) 2016 FORD POLICE INTERCEPTOR-SEDAN (S/N:
5 1FAHP2L82GG144796)
6 TWO (2) 2017 FORD POLICE INTERCEPTOR-SEDAN (S/N:
7 1FAHP2L89HG137832, 1FAHP2L82HG137834)
8 ONE (1) NORTH STAR INDUSTRIAL HOT WATER PRESSURE WASHER
9 (COUNTY TAG #00909)
10 ONE (1) 4-POST VEHICLE LIFT (NO IDENTIFYING INFORMATION)
11 ONE (1) CODE 3-LP6000-ROTATOR (NO IDENTIFYING INFORMATION)
12 EIGHT (8) CODE 3 (COUNTY TAG #02319, 02345, NO IDENTIFYING
13 INFORMATION, NO IDENTIFYING INFORMATION, COUNTY TAG # 02200, 14670,
14 02384, 02580)
15 ONE (1) WHELEN (NO IDENTIFYING INFORMATION)
16 TWO (2) CODE 3-DEFENDER (NO IDENTIFYING INFORMATION)
17 THREE (3) CODE 3-RX2700 (COUNTY TAG # 00616 (14678), 00571 (14673),
18 00934)
19 TWO (2) CODE 3-RT12 (COUNTY TAG # 02322, 01961)

20 **WHEREAS**, Jefferson County, Missouri, Council agrees that items that are
21 deemed surplus, shall be disposed upon terms most advantageous to the County and

1 authorize the County Officials to dispose of personal property upon approval by the
2 County Council and County Executive.

3 **THE JEFFERSON COUNTY MISSOURI COUNCIL RESOLVES:**

4 Section 1: The Property described and fully setout below is hereby declared
5 Surplus Property of Jefferson County, Missouri, and no longer of use to the County:

6 ONE (1) 1984 HUMMER (NO IDENTIFYING INFORMATION)

7 ONE (1) 1999 JEEP CHEROKEE (S/N: 1J4FF27S5XL618395)

8 ONE (1) 2003 GMC CARGO VAN (S/N: 1GTGG29V031203750)

9 ONE (1) 2003 FORD CRANE TRUCK (S/N: 1FDWF37PX3EC74760)

10 ONE (1) 2005 FORD ESCAPE (S/N: 1FMYU93135KD98635)

11 ONE (1) 2005 CHEVROLET IMPALA (S/N: 2G1WF55K359314831)

12 TWO (2) 2006 FORD ESCAPE (S/N: 1FMYU93146KC42573,
13 1FMYU93176KC74143)

14 TWO (2) 2006 FORD F250 (S/N: 1FTNF21586EC51290,
15 1FTNF21586EC51287)

16 FOUR (4) 2007 CHEVROLET IMPALA (S/N: 2G1WS55RX79346610,
17 2G1WS55R479346571, 2G1WB58K079334805, 2G1WS55R679345728)

18 ONE (1) 2008 FORD F250 (S/N: 1FTNF21558ED99562)

19 ONE (1) 2008 DODGE RAM (S/N: 1D7HU18N18J192618)

20 TWO (2) 2010 FORD F150 (S/N: 1FTFW1E85AFA60688,
21 1FTFW1E87AFA60689)

1 TWO (2) 2010 CHEVROLET TAHOE (S/N: 1GNUKAE06AR147163,
2 1GNUKAE05AR159417)

3 TWO (2) 2011 FORD ESCAPE (S/N: 1FMCU9C73BKB54025,
4 1FMCU9C77BKB54030)

5 ONE (1) 2011 FORD CROWN VIC (S/N: 2FABP7BV5BX145289)

6 SIX (6) 2013 FORD POLICE INTERCEPTOR-SEDAN (S/N:
7 1FAHP2L80DG230314, 1FAHP2L8XDG230319, 1FAHP2L83DG230324,
8 1FAHP2L8XDG230322, 1FAH2L86DG230320, 1FAHP2L86DG230317)

9 TWO (2) 2013 FORD POLICE INTERCEPTOR-UTILITY (S/N:
10 1FM5K8AR0DGC87084, 1FM5K8AR9EGA28563)

11 ONE (1) 2014 CHEVROLET TAHOE (S/N: 1GNLC2E07ER161349)

12 ONE (1) 2015 FORD POLICE INTERCEPTOR-SEDAN (S/N:
13 1FAHP2L885FG151708)

14 ONE (1) 2016 FORD POLICE INTERCEPTOR-SEDAN (S/N:
15 1FAHP2L82GG144796)

16 TWO (2) 2017 FORD POLICE INTERCEPTOR-SEDAN (S/N:
17 1FAHP2L89HG137832, 1FAHP2L82HG137834)

18 ONE (1) NORTH STAR INDUSTRIAL HOT WATER PRESSURE WASHER
19 (COUNTY TAG #00909)

20 ONE (1) 4-POST VEHICLE LIFT (NO IDENTIFYING INFORMATION)

21 ONE (1) CODE 3-LP6000-ROTATOR (NO IDENTIFYING INFORMATION)

1 EIGHT (8) CODE 3 (COUNTY TAG #02319, 02345, NO IDENTIFYING
2 INFORMATION, NO IDENTIFYING INFORMATION, COUNTY TAG # 02200, 14670,
3 02384, 02580)

4 ONE (1) WHELEN (NO IDENTIFYING INFORMATION)

5 TWO (2) CODE 3-DEFENDER (NO IDENTIFYING INFORMATION)

6 THREE (3) CODE 3-RX2700 (COUNTY TAG # 00616 (14678), 00571 (14673),
7 00934)

8 TWO (2) CODE 3-RT12 (COUNTY TAG # 02322, 01961)

9 Section 2. The County Council authorizes the County Executive and the
10 County Purchasing Agent to perform all those acts necessary to carry out the intent of
11 this Ordinance, including but not limited to taking any action required to dispose of the
12 property on terms and conditions most advantageous to the Jefferson County, Missouri,
13 including the execution of any and all necessary contract documents or other documents
14 to that effect, and to finally dispose of all property which cannot be sold or otherwise
15 disposed.

16 Section 3. This Resolution shall be in full force and effect from and after its
17 date of approval.

18 Section 4. If any part of this Resolution is found to be invalid for any reason,
19 such invalidity shall not affect the remainder of this Resolution.

**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
_____, 2022, WAS:**

_____ **DULY ADOPTED AND ORDERED** _____ **FAILED**

Phil Hendrickson, County Council Vice Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 06-13-2022

RESOLUTION NO.: R22-0605

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **A RESOLUTION AND ORDER DETERMINING THAT APPLICANT**
2 **DOROTHY RORER IS ENTITLED TO THE SURPLUS PAID AT THE**
3 **COLLECTOR’S DELINQUENT TAX SALE IN 2021 AND APPROVING THE**
4 **PAYMENT OF SURPLUS TO THE APPLICANT.**

5 **WHEREAS**, at the annual land sale that occurred on August 23, 2021, otherwise
6 known as the Delinquent Tax Sale, the Jefferson County Collector of Revenue did sell, for
7 non-payment of taxes, the real property with the parcel number: 23-3.1-06.1-0-002-003
8 (hereinafter the “Property”); and

9 **WHEREAS**, A copy of the Tax Sale Certificate of Purchase is recorded in the land
10 records of Jefferson County, Missouri and incorporated herein via reference as if fully set
11 forth; and

12 **WHEREAS**, at said sale between the hours of 10 o’clock A.M. and 5 o’clock P.M.
13 August 23, 2021 in the administration building of Jefferson County, the purchaser ZNH
14 PROPERTIES, LLC, was the high bidder at \$18,200.00 with such amount representing a
15 surplus of \$13,814.05; and

16 **WHEREAS**, pursuant to section 140.230, of the Revised Statutes of Missouri, when
17 there is a surplus, a county’s treasurer is directed to “place such moneys in the county
18 treasury to be held for the use and benefit of the person entitled to such moneys or to the
19 credit of the school fund of the county, to be held in trust for the lesser of a term of three
20 years or ninety days following the expiration of the redemption period for the lienholders of

1 record or for the publicly recorded owner or owners of the property sold at the time of the
2 delinquent land tax auction or their legal representatives. The surplus shall be first distributed
3 to the former lienholders of record, by priority of the former liens, if any, then to the former
4 owner or owners of the property. Lien priority shall be set as of the date of the tax sale. No
5 surplus funds shall be distributed to any party claiming entitlement to such funds, other than
6 as part of the redemption process, until ninety days have passed after the period of
7 redemption has expired.” and

8 **WHEREAS**, further pursuant to section 140.230 of the Revised Statutes of Missouri,
9 at the end of the three years, if any funds have not been distributed or called for as part of a
10 redemption or collector’s deed issuance, then such finds shall become a part of the permanent
11 school fund of the county; and

12 **WHEREAS**, section 140.230.2 of the Revised Statutes of Missouri, allows a person
13 to apply for and use the surplus amounts as part of the redemption process; and

14 **WHEREAS**, accordingly, DOROTHY RORER, made application to the Jefferson
15 County Collector for the payment of the \$13,814.05 surplus to be used in the process of
16 redemption of the Property; and

17 **WHEREAS**, An executed copy of the Application made to the Collector of Revenue
18 is attached hereto and incorporated herein via reference as if fully set forth; and

19 **WHEREAS**, the applicant, DOROTHY RORER, has made proof of entitlement to
20 the surplus for the Property and wishes to use the surplus funds for redemption of the
21 property; and

22 **WHEREAS**, the application was made by DOROTHY RORER prior to the end of
23 the three-year period described above.

1 **NOW, THEREFORE, THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**

2 **RESOLVES:**

3 Section 1: The County Council finds that DOROTHY RORER is entitled to the
4 amount of \$13,814.05 for surplus paid at the August 23, 2021, Collector’s Delinquent Tax
5 Sale of the Property to use for the redemption of the Property pursuant to 140.230.2, RSMo.

6 Section 2: The Treasurer of Jefferson County is directed to make payment of
7 said surplus, specifically \$13,814.05, to the Collector of Revenue for the use and benefit of
8 DOROTHY RORER to redeem the Property, with all possible speed.

9 Section 3: This Resolution and Order shall be in full force and in effect from and
10 after the date of its enactment.

11 Section 4: If any part of this Resolution and Order is invalid for any reason, such
12 invalidity shall not affect the remainder of this Resolution and Order.

THIS RESOLUTION 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 _____

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, County Council Executive Assistant

Reading Date: 06-13-2022

RESOLUTION NO.: R22-0606

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **A RESOLUTION AND ORDER DETERMINING THAT APPLICANT**
2 **NORMA L SCHAFFTER IS ENTITLED TO THE SURPLUS PAID AT THE**
3 **COLLECTOR’S DELINQUENT TAX SALE IN 2021 AND APPROVING THE**
4 **PAYMENT OF SURPLUS TO THE APPLICANT.**

5 **WHEREAS**, at the annual land sale that occurred on August 23, 2021, otherwise
6 known as the Delinquent Tax Sale, the Jefferson County Collector of Revenue did sell, for
7 non-payment of taxes, the real property with the parcel number: 03-9.0-29.0-2-001-004
8 (hereinafter the “Property”); and

9 **WHEREAS**, A copy of the Tax Sale Certificate of Purchase is recorded in the land
10 records of Jefferson County, Missouri and incorporated herein via reference as if fully set
11 forth; and

12 **WHEREAS**, at said sale between the hours of 10 o’clock A.M. and 5 o’clock P.M.
13 August 23, 2021 in the administration building of Jefferson County, the purchaser WMAC
14 2014, LLC, was the high bidder at \$9,000.00 with such amount representing a surplus of
15 \$5,111.72; and

16 **WHEREAS**, pursuant to section 140.230, of the Revised Statutes of Missouri, when
17 there is a surplus, a county’s treasurer is directed to “place such moneys in the county
18 treasury to be held for the use and benefit of the person entitled to such moneys or to the
19 credit of the school fund of the county, to be held in trust for the lesser of a term of three
20 years or ninety days following the expiration of the redemption period for the lienholders of

1 record or for the publicly recorded owner or owners of the property sold at the time of the
2 delinquent land tax auction or their legal representatives. The surplus shall be first distributed
3 to the former lienholders of record, by priority of the former liens, if any, then to the former
4 owner or owners of the property. Lien priority shall be set as of the date of the tax sale. No
5 surplus funds shall be distributed to any party claiming entitlement to such funds, other than
6 as part of the redemption process, until ninety days have passed after the period of
7 redemption has expired.” and

8 **WHEREAS**, further pursuant to section 140.230 of the Revised Statutes of Missouri,
9 at the end of the three years, if any funds have not been distributed or called for as part of a
10 redemption or collector’s deed issuance, then such funds shall become a part of the permanent
11 school fund of the county; and

12 **WHEREAS**, section 140.230.2 of the Revised Statutes of Missouri, allows a person
13 to apply for and use the surplus amounts as part of the redemption process; and

14 **WHEREAS**, accordingly, NORMA L SCHAFFTER, made application to the
15 Jefferson County Collector for the payment of the \$5,111.72 surplus to be used in the process
16 of redemption of the Property; and

17 **WHEREAS**, An executed copy of the Application made to the Collector of Revenue
18 is attached hereto and incorporated herein via reference as if fully set forth; and

19 **WHEREAS**, the applicant, NORMA L SCHAFFTER, has made proof of
20 entitlement to the surplus for the Property and wishes to use the surplus funds for redemption
21 of the property; and

22 **WHEREAS**, the application was made by NORMA L SCHAFFTER prior to the end
23 of the three-year period described above.

1 **NOW, THEREFORE, THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**

2 **RESOLVES:**

3 Section 1: The County Council finds that NORMA L SCHAFFTER is entitled
4 to the amount of \$5,111.72 for surplus paid at the August 23, 2021, Collector's Delinquent
5 Tax Sale of the Property to use for the redemption of the Property pursuant to 140.230.2,
6 RSMo.

7 Section 2: The Treasurer of Jefferson County is directed to make payment of
8 said surplus, specifically \$5,111.72, to the Collector of Revenue for the use and benefit of
9 NORMA L SCHAFFTER to redeem the Property, with all possible speed.

10 Section 3: This Resolution and Order shall be in full force and in effect from and
11 after the date of its enactment.

12 Section 4: If any part of this Resolution and Order is invalid for any reason, such
13 invalidity shall not affect the remainder of this Resolution and Order.

THIS RESOLUTION 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 _____

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, County Council Executive Assistant

Reading Date: 06-13-2022

BILL NO.: 22-0615

ORDINANCE NO.: 22-_____

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**
4 **TRUSTEE HOLDINGS IN THE CITY OF ARNOLD AND TO THE CITY OF**
5 **ARNOLD, MISSOURI.**

6 **WHEREAS**, the Delinquent Tax Trustee for Jefferson County, Missouri,
7 (“Trustee”), as appointed pursuant to Section 140.260, RSMo., acquired, in her role as
8 Trustee, certain properties that are located in the city limits of the City of Arnold, Missouri;
9 and

10 **WHEREAS**, a list of those properties, containing the parcel numbers, legal
11 descriptions, and fees and taxes on each property is attached hereto as Exhibit A; and,

12 **WHEREAS**, the City of Arnold has offered the Trustee the sum of Five Thousand
13 Six Hundred Dollars and Sixty Cents (**\$5,600.60**) for the purchase of all properties set forth
14 in Exhibit A; and

15 **WHEREAS**, a copy of said offer is attached hereto as Exhibit B; and

16 **WHEREAS**, the offer set forth in Exhibit B is the best thus far received; and

17 **WHEREAS**, the City of Arnold, Missouri, has authorized said purchase by and
18 through City Resolution 22-23; and

19 **WHEREAS**, a copy of said Resolution appears as part of Exhibit B; and

20 **WHEREAS**, the Delinquent Tax Trustee has made application and requested an

1 Ordinance of the Jefferson County, Missouri, Council, authorizing the sale of the property
2 described above as set forth and contained in Exhibit A attached hereto and incorporated
3 herein by reference; and,

4 **WHEREAS**, pursuant to Section 140.260, RSMo., and Sections 3.4.2.10 and
5 3.4.2.11 of the Home Rule Charter of Jefferson County, Missouri, the County Council may
6 administer and order real estate, lands, and lots so purchased by the Trustee sold, taxes
7 compromised and the deeds thereto executed and delivered to a buyer; and,

8 **WHEREAS**, it is in the best interest of the County to dispose of the property
9 described herein.

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

12 Section 1. The Jefferson County, Missouri, County Council hereby orders that
13 the lots and parcels contained in Exhibit A to this Ordinance be hereby sold *in toto* to the
14 City of Arnold, Missouri, for the sum of Five Thousand Six Hundred Dollars and Sixty
15 Cents (**\$5,600.60**) inclusive of all taxes and costs and which said offer is the best thus far
16 received.

17 Section 2. The Jefferson County, Missouri, Council orders the Trustee to execute
18 and deliver the Trustee's Deed for the above-described real property as set forth in Exhibit A
19 and for the sums shown therein.

20 Section 3. This Ordinance shall be in full force and effect from and after its date
21 of approval.

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: 06-13-2022

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 LISA SELLS AS DESCRIBED HEREIN, LOCATED IN COUNCIL**
5 **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 3rd offering of the Annual
8 Land Sale the following described parcel of real property, to wit:

9 **Lots 8 thru 10, Block 4, E L Rougly**

10 **PARCEL NO. 23-7.0-36.0-4-001-061.18**

11 **Section: 36**

12 **Township: 39**

13 **Range: 5**

14 **Acres: 0.00**

15 **WHEREAS**, the current Delinquent Tax Trustee for Jefferson County, Missouri, has
16 been offered the sum of **TWO THOUSAND ONE HUNDRED SIXTY-SEVEN**
17 **DOLLARS SIXTY-FIVE CENTS (\$2,457.69)** for the property as set forth and described
18 herein from the buyer **LISA SELLS**; 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 the above property would distribute all original taxes, the
4 county fine, and fees to 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 applicant, **LISA**
21 **SELLS**.

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 **Lots 8 thru 10, Block 4, E L Rouggy**

6 **PARCEL NO. 23-7.0-36.0-4-001-061.18**

7 **Section: 36**

8 **Township: 39**

9 **Range: 5**

10 **Acres: 0.00**

11 shall be sold to **LISA SELLS** for the sum of **TWO THOUSAND ONE HUNDRED**
12 **SIXTY-SEVEN DOLLARS SIXTY-FIVE CENTS (\$2,457.69)**. Said offer is the best thus
13 far received by the Delinquent Tax Trustee. Any additional taxes, interest and penalties
14 above this amount shall be waived and removed from the tax bills prior to the lot being
15 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^{JC1} fail to submit^{JC2} certified funds or cash to
2 the Trustee for the full amount of the Bid within 15 days after the enactment of this
3 Ordinance, the applicants' Bid and right to purchase the property shall become null and void
4 and the Trustee may sell the property to any other applicant^{JC3} for the sum approved by this
5 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: 06-13-2022

Second Reading:

Third Reading:

BILL NO.: 22-0617

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE DECLARING THE PUBLIC NECESSITY OF THE**
2 **HIGH RIDGE BOULEVARD SHARED USE PATH IMPROVEMENTS; AND**
3 **AUTHORIZING THE EXERCISE OF EMINENT DOMAIN FOR THE**
4 **ACQUISITION OF INTERESTS IN REAL PROPERTY, IN COUNTY COUNCIL**
5 **DISTRICT 1, FOR BOTH PERMANENT EASEMENT AND TEMPORARY**
6 **CONSTRUCTION EASEMENT; AND TO AUTHORIZE THE COUNTY**
7 **COUNSELOR TO COMMENCE CONDEMNATION PROCEEDINGS**
8 **PURSUANT TO ARTICLE III, SECTION 3.4.2.8 OF THE HOME RULE**
9 **CHARTER OF JEFFERSON COUNTY, MISSOURI, TO ACQUIRE THE**
10 **NEEDED REAL PROPERTY INTEREST ON BEHALF OF THE COUNTY.**

11 **WHEREAS**, High Ridge Boulevard is a public road in Jefferson County,
12 Missouri, that is maintained by Jefferson County, Missouri (hereinafter, the “County”)
13 through its Public Works Department; and,

14 **WHEREAS**, the County has secured funds to make certain improvements along
15 High Ridge Boulevard necessary to improve pedestrian and public safety along the
16 Boulevard as part of the County’s High Ridge Boulevard Shared Use Path Project
17 (hereinafter, the “Project”); and

18 **WHEREAS**, James and Kimberly Lesyna, are the owners of record of a certain
19 parcel and tract of land situated in Jefferson County, Missouri, at 3028 High Ridge
20 Boulevard, and having a parcel identification number of 03-6.0-14.0-4-005-046; and

21 **WHEREAS**, the Project will include, among other things, the installation of a
22 sidewalk, curbing and gutters, and an approach for child drop off at the Lesyna parcel,
23 and will also include the installation of a paved drive on the Lesyna parcel leading to a
24 paved parking area to be installed, as part of the Project, at the rear of the Lesyna parcel
25 to improve public safety along High Ridge Boulevard; and

26 **WHEREAS**, the County's Public Works Director, through his designees, has
27 prepared detailed plans for surfaced roadways, sidewalks, and other improvements,
28 limitations of access and type and character of construction of the part of the Project
29 taking place at and in front of the Lesyna parcel; and

30 **WHEREAS**, a page from those plans, showing the improvements to be made at
31 and in front of the Lesyna parcel, is attached hereto as Exhibit 1, and incorporated herein
32 via reference as if fully set forth; and

33 **WHEREAS**, to facilitate the improvements shown in the plans, it is necessary
34 that the County acquire certain property rights for permanent easement and temporary
35 construction easements shown in Exhibit 1; and

36 **WHEREAS**, the County sent correspondence, including a notice of intended
37 acquisition and an offer required by Sections 523.250 and 523.253 of the Revised
38 Statutes of Missouri, to James & Kimberly Lesyna; and

39 **WHEREAS**, the offer was based on upon an appraisal conducted by a licensed
40 appraiser with whom the County has contracted for appraisal service; and

41 **WHEREAS**, James & Kimberly Lesyna, on the one hand, and the County, on the
42 other, have engaged in negotiations with the aim of reaching an agreement upon the
43 proper amount of compensation to by paid for the acquisition; and

44 **WHEREAS**, despite those negotiations, the County and the Lesynas cannot agree
45 upon the proper amount of compensation to be paid for the acquisition; and

46 **WHEREAS**, the Jefferson County, Missouri, Council, pursuant to Article III,
47 Section 3.4.2.8., of the Home Rule Charter of Jefferson County, Missouri, is empowered
48 to acquire property by eminent domain in accordance with Missouri Law; and,

49 **WHEREAS**, the County Council finds that there is a public necessity for the
50 improvements to be made as part of the Project; and

51 **WHEREAS**, authorization is needed, therefore, for the Jefferson County,
52 Missouri, County Counselor to commence condemnation proceedings to acquire the
53 permanent easement and temporary construction easements in the Lesyna Parcel to
54 complete the Project.

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

57 Section 1: Having found that there is a public necessity for the improvements to
58 be made as part of the Project and that eminent domain is necessary; the Jefferson
59 County, Missouri, County Council shall use the power of eminent domain through
60 condemnation.

61 Section 2: Therefore, the Jefferson County, Missouri, County Council
62 authorizes the County Counselor to exercise eminent domain through the commencement
63 of condemnation proceedings in the name of the County against James Lesyna and
64 Kimberly Lesyna, or any of their successors and assigns, and against all those persons
65 and entities having an interest the Lesyna Parcel.

66 Section 3: The property to be acquired for right of way is described in greater
67 detail in Exhibit 1, which is attached hereto and incorporated herein via reference.

68 Section 4: Additionally, in accordance with state law, the County Counselor
69 shall have the authority to through negotiation and settlement, purchase, gift,
70 condemnation, or otherwise acquire for Jefferson County, Missouri, any property
71 required and necessary to be acquired for the improvements needed as part of the Project.

72 Section 5: Further, the County Executive is hereby authorized to execute on
73 behalf of the County any contract, agreement, or other document necessary to carry out
74 the intent and purpose of this ordinance.

75 Section 6: This Ordinance shall be in full force and effect immediately upon
76 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
77 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: 06-13-2022

Second Reading:

Third Reading:

BILL NO.: 22-0618

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE APPROVING A PETITION TO CREATE THE**
2 **TIMBERS COMMUNITY IMPROVEMENT DISTRICT LOCATED IN COUNCIL**
3 **DISTRICT 4 PURSUANT TO SECTIONS 67.1401 THROUGH 67.1571 OF THE**
4 **REVISED STATUTES OF MISSOURI; CREATING THE TIMBERS**
5 **COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION;**
6 **DIRECTING THE COUNTY CLERK OF JEFFERSON COUNTY TO REPORT**
7 **THE CREATION OF THE COMMUNITY IMPROVEMENT DISTRICT TO THE**
8 **MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT AND STATE**
9 **AUDITOR; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING AND**
10 **AUTHORIZING COUNTY OFFICIALS TO TAKE CERTAIN ACTIONS**
11 **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 Timbers Community Improvement District
17 (the “District”) was duly filed with the County Clerk on May 19, 2022, (the “Petition”).
18 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 June 13, 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 Timbers 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	Mary Taylor Stuart	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: 06-13-2022

Second Reading:

Third Reading:

BILL NO.: 22-0619

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE ACCEPTING AND APPROVING THE 2022 PROPOSED**
2 **PAY PLAN MATRIX FOR CERTAIN MEMBERS OF THE DEPARTMENT OF**
3 **THE SHERIFF AS RECOMMENDED BY THE SHERIFF’S DEPARTMENT**
4 **MERIT COMMISSION.**

5 **WHEREAS**, the Home Rule Charter of Jefferson County, Missouri requires the
6 establishment of a Personnel Administration Program that includes a merit system that
7 covers all County Employees, except those designated as exempt in the Charter; and,

8 **WHEREAS**, Sections 8.5.1 and 8.5.2 of Article VIII of the Home Rule Charter of
9 Jefferson County, Missouri, creates a County Employees Merit Commission and a
10 Sheriff’s Department Merit System Commission; and,

11 **WHEREAS**, the Jefferson County, Missouri, Council (“Council”), established the
12 Jefferson County Personnel Administration Program, Merit System and Pay Plan when
13 Ordinance 11-0218 was passed, fully adopted and approved on June 28, 2011, and later
14 codified into Chapter 120 of the Code of Ordinances of Jefferson County, Missouri; and,

15 **WHEREAS**, the Sheriff’s Department Merit System Commission has been duly
16 appointed and is operating as required by the Home Rule Charter of Jefferson County,
17 Missouri; and,

1 **WHEREAS**, the Sheriff’s Department Merit System Commission conducted
2 meetings for the purpose of drafting and reviewing amendments to the Sheriff’s Pay Plan
3 Matrix consistent with the Home Rule Charter of Jefferson County, Missouri and the Merit
4 System principles set forth therein; and,

5 **WHEREAS**, the Sheriff’s Department Merit System Commission held a meeting
6 on May 24, 2022, to review and discuss the proposed 2022 amendments to the Sheriff’s
7 pay plan that is applicable to the Department of the Sheriff; and,

8 **WHEREAS**, the proposed 2022 amendments to the Sheriff’s pay plan matrix for
9 certain Sheriff’s employees were presented to members of the Sheriff’s Department Merit
10 Commission; and,

11 **WHEREAS**, the Sheriff’s Department Merit Commission completed its review
12 and voted affirmatively to recommend to the County Council of certain amendments, those
13 being the 2022 revised Sheriff’s Pay Plan. The revised Sheriff’s Pay Plan is set forth in
14 Exhibit A, attached hereto and made a part hereof as though fully set forth herein; and,

15 **WHEREAS**, it is the intent of the Sheriff’s Department Merit Commission that the
16 proposed amendments to the 2022 Sheriff’s pay plan take effect for the next pay period
17 immediately after this Ordinance becomes effective; and,

18 **WHEREAS**, the Council has reviewed the recommended Sheriff’s Pay Plan set
19 forth in Exhibit A and finds that it is consistent and in harmony with the requirements and
20 principles set forth in the Home Rule Charter of Jefferson County, Missouri.

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

1 Section 1. The Jefferson County, Missouri, Council hereby approves the 2022
2 Sheriff's Pay Plan Matrix for certain employees as set forth in Exhibit A which is attached
3 hereto and made a part of this Ordinance by reference as though fully set forth herein all
4 as recommended by the Sheriff's Department Merit System Commission.

5 Section 2. The 2022 Pay Plan, attached as Exhibit A, shall be in effect starting
6 the next pay period immediately following the effective date of this Ordinance.

7 Section 3. This Ordinance shall be in full effect from and after the date of its
8 enactment and passage. If any part of this Ordinance is invalid for any reason, such
9 invalidity shall not affect the remainder of this Ordinance.

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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: 06-13-2022

Second Reading:

Third Reading:

BILL NO.: 22-0620

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(S)_____

1 **AN ORDINANCE AMENDING THE JEFFERSON COUNTY MISSOURI,**
2 **PERSONNEL ADMINISTRATION PROGRAM PURSUANT TO**
3 **RECOMMENDATIONS MADE BY THE DIRECTOR OF ADMINISTRATION**
4 **WITH THE CONCURRENCE OF THE COUNTY EMPLOYEES MERIT SYSTEM**
5 **COMMISSION OF JEFFERSON COUNTY, MISSOURI AND TO REFLECT THE**
6 **RECEIPT OF ADDITIONAL REVENUE NOT ESTIMATED OR ANTICIPATED,**
7 **THE APPROPRIATION THEREOF AND TO AMEND THE 2022 JEFFERSON**
8 **COUNTY BUDGET TO PROVIDE A ONE-TIME MARKET ADJUSTMENT IN**
9 **WAGES FOR CERTAIN EMPLOYEES COVERED BY THE COUNTY**
10 **EMPLOYEES MERIT SYSTEM COMMISSION.**

11 **WHEREAS**, the Home Rule Charter of Jefferson County, Missouri requires the
12 establishment of a Personnel Administration Program that includes a Merit System; and,

13 **WHEREAS**, The Jefferson County, Missouri, Council, (“Council”) established the
14 Jefferson County Personnel Administration Program, Merit System, and Pay Plan when
15 Ordinance 11-0218 was passed, fully adopted, and approved on June 28, 2011, and later
16 codified into and as Chapter 120 of the Code of Ordinances of Jefferson County, Missouri,
17 and,

1 **WHEREAS**, the County established a County Employees Merit System
2 Commission pursuant to the Home Rule Charter of Jefferson County, Missouri; and,

3 **WHEREAS**, the County Employees Merit System Commission reviews and makes
4 recommendations regarding the Personnel Administration Program, which includes: Part
5 I: Employment Policies and Procedures; Part II: Merit System; and Part III: Pay Plan
6 (“Program”); and,

7 **WHEREAS** the County Employees Merit System Commission conducted a public
8 meeting on May 20, 2022, the purpose of reviewing recommended amendments to the
9 Personnel Administration Program, by the County Director of Administration, that
10 implements certain amended policies and procedures consistent with the Home Rule
11 Charter of Jefferson County, Missouri and the Merit System principles set forth therein;
12 and,

13 **WHEREAS**, the County Employees Merit System Commission completed its
14 review and has concurred and recommended for adoption by the Jefferson County,
15 Missouri, Council certain amendments to the Jefferson County Personnel Administration
16 Program (Chapter 120, Section 120.850, as codified) as set forth in Exhibit A, attached
17 hereto and made a part hereof as though fully set forth herein in addition to a one-time
18 market salary adjustment for certain employees covered by the County Employees Merit
19 System Commission; and,

20 **WHEREAS**, the County Director of Administration discussed proposed changes
21 to the Personnel Administration Program, with the County Council during a regular
22 meeting on May 23,2022: and,

1 **WHEREAS**, Jefferson County, Missouri, has received unanticipated revenue in
2 the amount of Two-Hundred Sixty-Five Thousand Dollars (**\$265,000.00**) from additional
3 sales tax collections, which the Auditor of Jefferson County has verified and placed in the
4 General Revenue, Sales Tax Account (101-9999-4100); and,

5 **WHEREAS**, said funds will be used for allocation to a one-time market adjustment
6 for Certain County employees covered by the County Employees Merit Commission: and,

7 **WHEREAS**, the Jefferson County, Missouri, Council has reviewed the Jefferson
8 County Personnel Administration Program Amendments as set forth in Exhibit A, and as
9 recommended by the Director of Administration and County Employees Merit System
10 Commission and finds that it is consistent and in harmony with the requirements and
11 principles set forth in the Home Rule Charter of Jefferson County, Missouri; and,

12 **WHEREAS**, pursuant to the Home Rule Charter of Jefferson County, Missouri, at
13 Sections 7.2.10 and 7.2.12, the County Executive, Auditor and Director of Administration
14 of Jefferson County recommends and certifies, by the submission of this Bill, that there
15 will be revenues available for the budget amendment and appropriations therefrom for the
16 use of the funds set forth herein during the Fiscal Year 2022 received under the
17 aforementioned distribution and therefore, request that the Council take the necessary
18 actions as set forth herein and requests that the necessary budget amendments and
19 appropriations be made in accordance with this legislation and further advises the Council
20 that the same is proper and necessary; and,

21 **WHEREAS**, the Auditor of Jefferson County approves of this budget Amendment
22 and appropriation of funds as set forth herein; and,

1 **WHEREAS**, it is the best interest of the County and its employees to approve this
2 legislation and budget amendment and appropriate the funds accordingly as set forth
3 herein.

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

6 **Section 1.** The Jefferson County, Missouri, Council hereby approves the
7 Personnel Administration Program Amendments as set forth in Exhibit A (eliminating pay
8 grade 202) which is attached and additional adjustments as listed below.

9 **Section 2.** Certain County employees covered by the County Employees Merit
10 System Commission shall receive a one-time market adjustment in wages based on the
11 following criteria:

- 12 1. All County employees covered by the County Employees Merit System
13 Commission who are currently classified in pay grade 202, shall be reclassified
14 to pay grade 203, as set forth in the attached Exhibit A. Employees reclassified
15 to pay grade 203 whose adjusted salary is below the minimum salary for pay
16 grade 203 as set forth in the attached Exhibit A, shall have their annual salary
17 adjusted to the minimum salary for pay grade 203 or a one-time increase of four
18 percent (4%), whichever is greater. Any County Employee reclassified from
19 pay grade 202 to pay grade 203, and whose salary is between the minimum and
20 mid-point for pay grade 203 as set for in the attached Exhibit A, shall have a
21 one-time market adjustment of four percent (4%) in their annual salary; and,

- 1 2. All County employees covered by the County Employees Merit System
2 Commission whose adjusted salary is below the minimum salary for their
3 respective pay grade as set forth in the attached Exhibit A, shall have their
4 annual salary adjusted to the minimum salary for pay grade, or a one-time
5 increase of four percent (4%), whichever is greater; and,
- 6 3. All County employees covered by the County Employees Merit System
7 Commission and whose annual salary is above the minimum salary and below
8 the mid-point of the newly established position class title and grades, as shown
9 in Exhibit A which is attached hereto and made a part of this Ordinance by
10 reference as though fully set forth herein shall receive a one-time market
11 adjustment of four percent (4%) in their annual salary; and,
- 12 4. All County employees covered by the County Employees Merit System
13 Commission, and whose annual salary is above the mid-point and below the
14 maximum salary of the newly established position class title and grades, as
15 shown in Exhibit A which is attached hereto and made a part of this Ordinance
16 by reference as though fully set forth herein shall receive a one-time market
17 adjustment of two percent (2%) in their annual salary; and,

18 **Section 3.** In accordance with the Home Rule Charter of Jefferson County,
19 Missouri, the amendments to Section 120.850 of the Jefferson County Personnel
20 Administration Program established by this Ordinance shall apply only to County
21 employees covered by the County Employees Merit System Commission and shall be
22 effective July 23, 2022.

1 **Section 4.** All amendments and changes to the Jefferson County Personnel
2 Administration Program shall be incorporated into the Program and codified in the
3 Jefferson County, Missouri, Code of Ordinances. Any provision of the Personnel
4 Administration Program that is not amended by this Ordinance shall remain in full force
5 and effect.

6 **Section 5.** The County Council hereby authorizes the County Executive and
7 the County Auditor to amend the original 2022 Budget by in the amount of and by
8 transferring Two-Hundred Sixty-Five Thousand Dollars (**\$265,000.00**) from the General
9 Revenue Sales Tax Fund and the same amount shall be appropriated to the General
10 Revenue Salary Accounts for the purposes set forth herein. The Executive and the Auditor
11 shall be further authorized to execute any and all documents and take any and all actions
12 necessary to carry out the intent of this Ordinance.

13 **Section 6.** This Ordinance shall be in full force and effect from and after the
14 date of its enactment and passage. If any part of this Ordinance is invalid for any reason,
15 such invalidity shall not affect the remainder of this Ordinance.

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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

Cherylynn 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: 06-13-2022

Second Reading:

Third Reading:

BILL NO.: 22-0621

ORDINANCE NO.: 22-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE DECLARING THE PUBLIC NECESSITY OF THE**
2 **ARMBRUSTER ROAD OVER HAVERSTICK CREEK PROJECT; AND**
3 **AUTHORIZING THE EXERCISE OF EMINENT DOMAIN FOR THE**
4 **ACQUISITION OF INTERESTS IN REAL PROPERTY, IN COUNTY COUNCIL**
5 **DISTRICT 6, FOR BOTH RIGHT OF WAY AND PERMANENT DRAINAGE**
6 **EASEMENT; AND TO AUTHORIZE THE COUNTY COUNSELOR TO**
7 **COMMENCE CONDEMNATION PROCEEDINGS PURSUANT TO ARTICLE**
8 **III, SECTION 3.4.2.8 OF THE HOME RULE CHARTER OF JEFFERSON**
9 **COUNTY, MISSOURI, TO ACQUIRE THE NEEDED REAL PROPERTY**
10 **INTEREST ON BEHALF OF THE COUNTY.**

11 **WHEREAS**, Armbruster Road (the “Road”) is a public road in Jefferson County,
12 Missouri, that is maintained by Jefferson County, Missouri (hereinafter, the “County”)
13 through its Public Works Department; and,

14 **WHEREAS**, the Road crosses over Haverstick Creek by way of a bridge; and

15 **WHEREAS**, the aforementioned bridge over Haverstick Creek is failing and
16 must be replaced; and

17 **WHEREAS**, the County has secured funds, through East-West Gateway, as part
18 of its “Armbruster Road Over Haverstick Creek Project” (the “Project”), to replace the
19 bridge over Haverstick Creek and to make related improvements to the Road; and

20 **WHEREAS**, D. Jones Farms, LLC, is the owner of record of a certain parcel and
21 tract of land situated in Jefferson County, Missouri, at 3130 Armbruster Road, and having
22 a parcel identification number of 23-2.1-04.0-0-000-058.02; and

23 **WHEREAS**, more specifically, the north edge of the D. Jones Farms Parcel sits
24 near or along the Road where the bridge is to be replaced; and

25 **WHEREAS**, the Project will include, among other things, the removal of the
26 existing bridge and the installation of a new bridge that will be longer and wider,
27 installation of bridge anchors, pavement transitions, and related structures to improve
28 public safety along the Road; and

29 **WHEREAS**, the County’s Public Works Director, through his designees, has
30 prepared detailed plans for the bridge and surfaced roadway, and other improvements,
31 limitations of access and type and character of construction of the bridge and related
32 improvements taking place at and near the north side of the D. Jones Farms Parcel; and

33 **WHEREAS**, a page from those plans, showing the improvements to be made at
34 and along the Road is attached hereto as Exhibit 1, and incorporated herein via reference
35 as if fully set forth; and

36 **WHEREAS**, to facilitate the improvements shown in the plans, it is necessary
37 that the County acquire certain property rights for right of way and permanent drainage
38 easement shown in Exhibit 1; and

39 **WHEREAS**, the County sent correspondence, including a notice of intended
40 acquisition and an offer required by Sections 523.250 and 523.253 of the Revised
41 Statutes of Missouri, to D. Jones Farms, LLC, and its legal counsel; and

42 **WHEREAS**, the offer was based on upon an appraisal conducted by a licensed
43 appraiser with whom the County has contracted for appraisal service; and

44 **WHEREAS**, D. Jones Farms, LLC, on the one hand, and the County, on the
45 other, have engaged in negotiations with the aim of reaching an agreement upon the
46 proper amount of compensation to be paid for the acquisition; and

47 **WHEREAS**, despite those negotiations, the County and D. Jones Farms, LLC,
48 cannot agree upon the proper amount of compensation to be paid for the acquisition; and

49 **WHEREAS**, more specifically, the Project calls for a fence on the D. Jones
50 Farms Parcel to be removed during construction and replaced following construction; and

51 **WHEREAS**, the County has offered to have its contractors undertake this part of
52 the Project, to which D. Jones Farms, LLC, has objected, instead offering that a
53 contractor of its choosing perform the installation of the fence; and

54 **WHEREAS**, the County has agreed to this in principle but D. Jones Farms, LLC,
55 refuses to provide the County with the figure for the cost of the work on the fence, to be
56 performed by D. Jones Farms' contractor; and

57 **WHEREAS**, as a result the parties cannot agree upon the proper amount of
58 compensation and the negotiations have broken down; and

59 **WHEREAS**, the Jefferson County, Missouri, Council, pursuant to Article III,
60 Section 3.4.2.8., of the Home Rule Charter of Jefferson County, Missouri, is empowered
61 to acquire property by eminent domain in accordance with Missouri Law; and,

62 **WHEREAS**, the County Council finds that there is a public necessity for the
63 improvements to be made as part of the Project; and

64 **WHEREAS**, authorization is needed, therefore, for the Jefferson County,
65 Missouri, County Counselor to commence condemnation proceedings to acquire the
66 needed right of way and permanent drainage easement the D. Jones Farms Parcel to
67 complete the Project.

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

70 Section 1: Having found that there is a public necessity for the improvements to
71 be made as part of the Project and that eminent domain is necessary; the Jefferson
72 County, Missouri, County Council shall use the power of eminent domain through
73 condemnation.

74 Section 2: Therefore, the Jefferson County, Missouri, County Council
75 authorizes the County Counselor to exercise eminent domain through the commencement
76 of condemnation proceedings in the name of the County against D. Jones Farms, LLC, or
77 any of their successors and assigns, and against all those persons and entities having an
78 interest the D. Jones Farms Parcel.

79 Section 3: The property to be acquired for right of way is described in greater
80 detail in Exhibit 1, which is attached hereto and incorporated herein via reference.

81 Section 4: Additionally, in accordance with state law, the County Counselor
82 shall have the authority to through negotiation and settlement, purchase, gift,
83 condemnation, or otherwise acquire for Jefferson County, Missouri, any property
84 required and necessary to be acquired for the improvements needed as part of the Project.

85 Section 5: Further, the County Executive is hereby authorized to execute, on
86 behalf of the County, any contract, agreement, or other document necessary to carry out
87 the intent and purpose of this ordinance.

88 Section 6: This Ordinance shall be in full force and effect immediately upon
89 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
90 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: 06-13-2022

Second Reading:

Third Reading:

INTRODUCED BY: Council Member Reuter

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: 06-13-2022

Third Reading: 06-13-2022

BILL NO.: 22-0538

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC22019 TO REZONE**
2 **APPROXIMATELY 6.16 ACRES FROM NON-PLANNED COMMUNITY**
3 **COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED COMMERCIAL (PC)**
4 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR CROSS ROAD**
5 **ACRES LOCATED IN COUNCIL DISTRICT 7.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on April 28, 2022 on Application/Petition Number PC22019
8 for the rezoning of 6.16 acres (per the Assessor’s records), from Non-Planned
9 Community Commercial (CC2) zone district to Planned Commercial (PC) zone district,
10 and a development plan for Cross Road Acres on the following described real estate
11 located in Jefferson County, State of Missouri, to-wit: Parcel Number: 08-4.0-18.0-4-
12 002-003; and

13 **WHEREAS**, the record of the April 28, 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:

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

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

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

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

10 Exhibit C, Staff Report and case file; and

11 **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 Commercial (PC) zone district.

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

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

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

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

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

13 i. The modifications to Chapter 400, Section 400.2620, Section
14 400.4100, and Section 400.4650 as depicted on the development plan, and as
15 conditioned by this Ordinance, are in the best interest of the County in that the
16 modifications incorporate sound planning principles and design elements that are
17 compatible with surrounding properties and are consistent throughout the
18 proposed project.

19 j. The modifications to Chapter 400, Section 400.2620, Section
20 400.4100, and Section 400.4650 as depicted on the development plan, and as
21 conditioned by this Ordinance, are in the best interest of the County in that the
22 modifications further the stated goals and intent of the UDO.

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

3 Section 1. Application Number: PC22019 an application to rezone 6.16 acres
4 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial
5 (PC) zone district and a development plan for Cross road Acres on the real estate
6 described as Parcel Number: 08-4.0-18.0-4-002-003, is hereby approved subject to the
7 following modifications, regulatory requirements, departmental comments, and the
8 following conditions of approval:

9 **Modifications:**

- 10 1. Approval of the requested modification from Section 400.2620 – Corner
11 Clearance – to allow relief for the two (2) proposed entrances regarding driveway
12 offset conflicts as shown in the plan.
- 13 2. Approval from Section 400.4100 – to allow existing parking drive aisles and
14 parking to remain in its current state as shown in the development plan.
- 15 3. Approval with Condition of the requested modification from Section 400.4650 –
16 Street Frontage Landscaping Requirements – to allow relief from the requirement
17 of street frontage trees, and to substitute 2 shrubs for every 1 tree required.

18 **Regulatory Requirements:**

19 Permitted Uses

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

21 Construction contractor (w/machinery, equipment and storage),

22 Office/Warehouse, Automotive repair services major repairs

1 Floor Area, Height, and other Building Requirements

2 Maximum Area Ratio: 0.55 FAR

3 Maximum Structure Height: 70 feet

4 Site Development

5 Required Yards

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

7 Design Standards

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

11 Access

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

14 Parking

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

18 Signs

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

21 Lighting

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

4 Landscaping

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

8 Stormwater and Erosion and Sediment Control

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

12 **Departmental Comments:**

- 13 1. A boundary line adjustment is required to eliminate internal lot lines.
- 14 2. Driveway entrances (within ROW):
- 15 a) Pavement thickness shall provide 6” PCC (or 2” Type C Asphaltic Concrete/4”
16 Type X Asphaltic Concrete/4” rock base).
- 17 b) Pavement width for entrance at ROW (including curbs) for two-way traffic shall
18 provide 26’–42’. The proposed new entrances meet the requirement. The entrance
19 to the existing building and gravel lot to the west must be restricted by curbing or
20 other means to meet UDO requirements (existing is about 240 feet of access).
- 21 c) The entrance width shall be provided from the street into the site for a throat
22 length of 40’.

1 3. Stormwater:

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

4 4. Detention:

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

9 5. Channel Protection

10 a) Requiring channel protection volume control will treat the high-frequency, low-
11 severity storm runoff events within the detention basins by metering it out slowly
12 over 24-48 hours.

13 6. Grading:

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

17 **Conditions of Approval:**

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

- 1 2. A copy of the approved Development Plan incorporating any conditions and
2 approved modifications shall be attached to each set of Site Development
3 plans submitted.
- 4 3. All improvements required in the Development Plan and Site Development
5 Plan must be installed or an escrow accepted for all incomplete items prior to
6 occupancy of the buildings for each phase.
- 7 4. If more than one (1) acre of land is being disturbed, the proposed development
8 will require a Jefferson County Land Disturbance Permit.
- 9 5. No solid waste may be stored on the property.

10 Section 2. The zoning map of Jefferson County, Missouri shall be
11 amended by changing the area where said real estate is located on the map with the
12 marking "PC22019."

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 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: 05-23-2022

Second Reading:

Third Reading:

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PR122023 TO REZONE**
2 **APPROXIMATELY 23 ACRES FROM PLANNED MIXED RESIDENTIAL (PR2)**
3 **ZONE DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1)**
4 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR EMERALD POINTE**
5 **LOCATED IN COUNCIL DISTRICT 2.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on April 28, 2022, on Application/Petition Number
8 PR122023 for rezoning the following described real estate located in Jefferson County,
9 State of Missouri, to-wit: Parcel Numbers: 08-3.0-05.0-2-001-028 from Planned Mixed
10 Residential (PR2) zone district to Planned Single Family Residential (PR1) zone district;
11 and a development plan for Emerald Pointe; and

12 **WHEREAS**, the record of the April 28, 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 and the case file
19 for this application.

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

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

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

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

15 i. The modifications to Chapter 400, Section 400.2550 and Section
16 400.2640, 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, Section 400.2550 and Section
21 400.2640, as depicted on the development plan, and as conditioned by this
22 Ordinance, are in the best interest of the County in that the modifications

1 further the stated goals and intent of the UDO.

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

4 Section 1. Application/Petition Number PR122023 for rezoning the following
5 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel
6 Number: 08-3.0-05.0-2-001-028, from Planned Mixed Residential (PR2) zone district to
7 Planned Single Family Residential (PR1) zone district; and a development plan for
8 Emerald Pointe is approved subject to the following regulatory requirements,
9 departmental comments, and conditions of approval set forth below:

10 Modifications:

11 1. **Approval** of the requested modification to Article XII Section 400.2550 – Allow a 26’
12 wide street with parking on one side, with the condition that “no parking” be posted on
13 the side that does not have parking.

14 2. **Approval** of the requested modification to Article VII Section 400.2640 – Relief from
15 providing 5’ sidewalks on both sides of the street, with the condition that a 5’ wide
16 sidewalk be required on the north side of the development (lots 1-27 as depicted by the
17 development plan).

18 **Regulatory Requirements**

19 Permitted Uses

20 Single-Family Residential

21 Floor Area, Height, and other Building Requirements

22 Maximum Density: 6 units per acre

1 Minimum Lot Size: 6,000 square feet

2 Minimum Lot Width: 50 feet

3 Maximum Structure Height: 50 feet

4 Improvement Plan / Site Development

5 Required Yards

6 The required yards shall comply with those permitted on the
7 Development Plan for Emerald Pointe. The required setbacks for
8 the PR1 district include front yard - 25', side yard - 6', and rear
9 yard - 30'

10 Design Standards

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

14 Access

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

17 Parking

18 Parking and loading shall be provided per the regulation of Article XII of
19 the Jefferson County Unified Development Order.

20 Signs

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

1 Lighting

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

5 Landscaping

6 Landscaping, buffers, and tree protection shall comply with Article XIV of
7 the Jefferson County Unified Development Order.

8 Stormwater and Erosion and Sediment Control

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

12 **Departmental Comments:**

13 1. County Road:

- 14 a) Access onto a county road shall require 300' of stopping sight distance at 3.5'
15 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
16 between line of sight and surface/top of grass).
- 17 b) The Engineer shall submit sight distance profiles showing that the required sight
18 distance is met.
- 19 c) The engineer shall identify the clearance at the most restrictive point on the
20 profiles.
- 21 d) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 22 e) As constructed sight distance profiles will be required prior to escrow release.

- 1 f) Along a county roadway, 125' separation/offset is required between driveways
2 and entrances.
- 3 2. Local Access Streets (residential; streets with no parking on either side):
- 4 a) If parking is desired on one side the street width must be 26' pursuant to the
5 approved modification.
- 6 b) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and
7 1500' block length.
- 8 3. Sidewalks:
- 9 a) Sidewalks shall consist of 5' width and shall only be required on the north side of
10 the north side of the development (lots 1-27 as depicted by the development plan)
11 pursuant to the approved modification.
- 12 4. Detention:
- 13 a) Stormwater shall be detained and released at a rate not to exceed the release rate
14 from the site under the existing (pre-developed) conditions for the 2 and 100-year
15 storm events. Detention/retention basins must also contain an overflow structure
16 capable of passing a 100-year, 20-minute design storm.
- 17 5. Channel Protection
- 18 a) Requiring channel protection volume control will treat the high-frequency, low-
19 severity storm runoff events within the detention basins by metering it out slowly
20 over 24-48 hours.
- 21 6. Stormwater system shall be designed for the 15-year, 20-minute event. Provide
22 hydraulic calculations and drainage area map for each system.

1 7. Stream Buffers:

2 a) The Stormwater Division requires that stream buffers be maintained for stream
3 orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County
4 Stormwater Design Manual.

5 8. Grading:

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

9 b) All bridges shall be designed to carry an HS20 truck loading. Bridge foundations
10 shall be per the recommendation of a geotechnical engineer registered in the State
11 of Missouri. A sealed copy of the foundation report shall accompany the
12 Improvement Plans.

13 **Conditions of Approval:**

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

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

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

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

3 Section 2. The zoning map of Jefferson County, Missouri shall be amended
4 by changing the area where said real estate is located on the map with the marking
5 “PR122023”.

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

8 Section 4. If any part of this Ordinance is invalid for any reason, such
9 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, 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

Cherylynn 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: 05-23-2022

Second Reading:

Third Reading:

INTRODUCED BY: Council Member Reuter

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: 06-13-2022

Third Reading: 06-13-2022

BILL NO.: 22-0538

ORDINANCE NO.: 22-_____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC22019 TO REZONE**
2 **APPROXIMATELY 6.16 ACRES FROM NON-PLANNED COMMUNITY**
3 **COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED COMMERCIAL (PC)**
4 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR CROSS ROAD**
5 **ACRES LOCATED IN COUNCIL DISTRICT 7.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on April 28, 2022 on Application/Petition Number PC22019
8 for the rezoning of 6.16 acres (per the Assessor’s records), from Non-Planned
9 Community Commercial (CC2) zone district to Planned Commercial (PC) zone district,
10 and a development plan for Cross Road Acres on the following described real estate
11 located in Jefferson County, State of Missouri, to-wit: Parcel Number: 08-4.0-18.0-4-
12 002-003; and

13 **WHEREAS**, the record of the April 28, 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:

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

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

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

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

10 Exhibit C, Staff Report and case file; and

11 **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 Commercial (PC) zone district.

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

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

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

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

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

13 i. The modifications to Chapter 400, Section 400.2620, Section
14 400.4100, and Section 400.4650 as depicted on the development plan, and as
15 conditioned by this Ordinance, are in the best interest of the County in that the
16 modifications incorporate sound planning principles and design elements that are
17 compatible with surrounding properties and are consistent throughout the
18 proposed project.

19 j. The modifications to Chapter 400, Section 400.2620, Section
20 400.4100, and Section 400.4650 as depicted on the development plan, and as
21 conditioned by this Ordinance, are in the best interest of the County in that the
22 modifications further the stated goals and intent of the UDO.

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

3 Section 1. Application Number: PC22019 an application to rezone 6.16 acres
4 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial
5 (PC) zone district and a development plan for Cross road Acres on the real estate
6 described as Parcel Number: 08-4.0-18.0-4-002-003, is hereby approved subject to the
7 following modifications, regulatory requirements, departmental comments, and the
8 following conditions of approval:

9 **Modifications:**

- 10 1. Approval of the requested modification from Section 400.2620 – Corner
11 Clearance – to allow relief for the two (2) proposed entrances regarding driveway
12 offset conflicts as shown in the plan.
- 13 2. Approval from Section 400.4100 – to allow existing parking drive aisles and
14 parking to remain in its current state as shown in the development plan.
- 15 3. Approval with Condition of the requested modification from Section 400.4650 –
16 Street Frontage Landscaping Requirements – to allow relief from the requirement
17 of street frontage trees, and to substitute 2 shrubs for every 1 tree required.

18 **Regulatory Requirements:**

19 Permitted Uses

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

21 Construction contractor (w/machinery, equipment and storage),

22 Office/Warehouse, Automotive repair services major repairs

1 Floor Area, Height, and other Building Requirements

2 Maximum Area Ratio: 0.55 FAR

3 Maximum Structure Height: 70 feet

4 Site Development

5 Required Yards

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

7 Design Standards

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

11 Access

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

14 Parking

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

18 Signs

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

21 Lighting

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

4 Landscaping

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

8 Stormwater and Erosion and Sediment Control

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

12 **Departmental Comments:**

- 13 1. A boundary line adjustment is required to eliminate internal lot lines.
- 14 2. Driveway entrances (within ROW):
- 15 a) Pavement thickness shall provide 6” PCC (or 2” Type C Asphaltic Concrete/4”
16 Type X Asphaltic Concrete/4” rock base).
- 17 b) Pavement width for entrance at ROW (including curbs) for two-way traffic shall
18 provide 26’–42’. The proposed new entrances meet the requirement. The entrance
19 to the existing building and gravel lot to the west must be restricted by curbing or
20 other means to meet UDO requirements (existing is about 240 feet of access).
- 21 c) The entrance width shall be provided from the street into the site for a throat
22 length of 40’.

1 3. Stormwater:

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

4 4. Detention:

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

9 5. Channel Protection

10 a) Requiring channel protection volume control will treat the high-frequency, low-
11 severity storm runoff events within the detention basins by metering it out slowly
12 over 24-48 hours.

13 6. Grading:

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

17 **Conditions of Approval:**

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

- 1 2. A copy of the approved Development Plan incorporating any conditions and
2 approved modifications shall be attached to each set of Site Development
3 plans submitted.
- 4 3. All improvements required in the Development Plan and Site Development
5 Plan must be installed or an escrow accepted for all incomplete items prior to
6 occupancy of the buildings for each phase.
- 7 4. If more than one (1) acre of land is being disturbed, the proposed development
8 will require a Jefferson County Land Disturbance Permit.
- 9 5. No solid waste may be stored on the property.

10 Section 2. The zoning map of Jefferson County, Missouri shall be
11 amended by changing the area where said real estate is located on the map with the
12 marking “PC22019.”

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 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: 05-23-2022

Second Reading:

Third Reading:

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PR122023 TO REZONE**
2 **APPROXIMATELY 23 ACRES FROM PLANNED MIXED RESIDENTIAL (PR2)**
3 **ZONE DISTRICT TO PLANNED SINGLE FAMILY RESIDENTIAL (PR1)**
4 **ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR EMERALD POINTE**
5 **LOCATED IN COUNCIL DISTRICT 2.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on April 28, 2022, on Application/Petition Number
8 PR122023 for rezoning the following described real estate located in Jefferson County,
9 State of Missouri, to-wit: Parcel Numbers: 08-3.0-05.0-2-001-028 from Planned Mixed
10 Residential (PR2) zone district to Planned Single Family Residential (PR1) zone district;
11 and a development plan for Emerald Pointe; and

12 **WHEREAS**, the record of the April 28, 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 and the case file
19 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 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

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

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

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

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

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

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

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

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

15 i. The modifications to Chapter 400, Section 400.2550 and Section
16 400.2640, 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, Section 400.2550 and Section
21 400.2640, as depicted on the development plan, and as conditioned by this
22 Ordinance, are in the best interest of the County in that the modifications

1 further the stated goals and intent of the UDO.

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

4 Section 1. Application/Petition Number PR122023 for rezoning the following
5 described real estate located in Jefferson County, State of Missouri, to-wit: Parcel
6 Number: 08-3.0-05.0-2-001-028, from Planned Mixed Residential (PR2) zone district to
7 Planned Single Family Residential (PR1) zone district; and a development plan for
8 Emerald Pointe is approved subject to the following regulatory requirements,
9 departmental comments, and conditions of approval set forth below:

10 Modifications:

11 1. **Approval** of the requested modification to Article XII Section 400.2550 – Allow a 26’
12 wide street with parking on one side, with the condition that “no parking” be posted on
13 the side that does not have parking.

14 2. **Approval** of the requested modification to Article VII Section 400.2640 – Relief from
15 providing 5’ sidewalks on both sides of the street, with the condition that a 5’ wide
16 sidewalk be required on the north side of the development (lots 1-27 as depicted by the
17 development plan).

18 **Regulatory Requirements**

19 Permitted Uses

20 Single-Family Residential

21 Floor Area, Height, and other Building Requirements

22 Maximum Density: 6 units per acre

1 Minimum Lot Size: 6,000 square feet

2 Minimum Lot Width: 50 feet

3 Maximum Structure Height: 50 feet

4 Improvement Plan / Site Development

5 Required Yards

6 The required yards shall comply with those permitted on the
7 Development Plan for Emerald Pointe. The required setbacks for
8 the PR1 district include front yard - 25', side yard - 6', and rear
9 yard - 30'

10 Design Standards

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

14 Access

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

17 Parking

18 Parking and loading shall be provided per the regulation of Article XII of
19 the Jefferson County Unified Development Order.

20 Signs

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

1 Lighting

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

5 Landscaping

6 Landscaping, buffers, and tree protection shall comply with Article XIV of
7 the Jefferson County Unified Development Order.

8 Stormwater and Erosion and Sediment Control

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

12 **Departmental Comments:**

13 1. County Road:

- 14 a) Access onto a county road shall require 300' of stopping sight distance at 3.5'
15 height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance
16 between line of sight and surface/top of grass).
- 17 b) The Engineer shall submit sight distance profiles showing that the required sight
18 distance is met.
- 19 c) The engineer shall identify the clearance at the most restrictive point on the
20 profiles.
- 21 d) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 22 e) As constructed sight distance profiles will be required prior to escrow release.

- 1 f) Along a county roadway, 125' separation/offset is required between driveways
2 and entrances.
- 3 2. Local Access Streets (residential; streets with no parking on either side):
- 4 a) If parking is desired on one side the street width must be 26' pursuant to the
5 approved modification.
- 6 b) Streets shall not exceed 14% grades, 100' horizontal radii, K=20, 0' tangents, and
7 1500' block length.
- 8 3. Sidewalks:
- 9 a) Sidewalks shall consist of 5' width and shall only be required on the north side of
10 the north side of the development (lots 1-27 as depicted by the development plan)
11 pursuant to the approved modification.
- 12 4. Detention:
- 13 a) Stormwater shall be detained and released at a rate not to exceed the release rate
14 from the site under the existing (pre-developed) conditions for the 2 and 100-year
15 storm events. Detention/retention basins must also contain an overflow structure
16 capable of passing a 100-year, 20-minute design storm.
- 17 5. Channel Protection
- 18 a) Requiring channel protection volume control will treat the high-frequency, low-
19 severity storm runoff events within the detention basins by metering it out slowly
20 over 24-48 hours.
- 21 6. Stormwater system shall be designed for the 15-year, 20-minute event. Provide
22 hydraulic calculations and drainage area map for each system.

1 7. Stream Buffers:

2 a) The Stormwater Division requires that stream buffers be maintained for stream
3 orders 1, 2 and 3 as required by Section 505.170-B-3 of The Jefferson County
4 Stormwater Design Manual.

5 8. Grading:

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

9 b) All bridges shall be designed to carry an HS20 truck loading. Bridge foundations
10 shall be per the recommendation of a geotechnical engineer registered in the State
11 of Missouri. A sealed copy of the foundation report shall accompany the
12 Improvement Plans.

13 **Conditions of Approval:**

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

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

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

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

3 Section 2. The zoning map of Jefferson County, Missouri shall be amended
4 by changing the area where said real estate is located on the map with the marking
5 “PR122023”.

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

8 Section 4. If any part of this Ordinance is invalid for any reason, such
9 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, 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

Cherylynn 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: 05-23-2022

Second Reading:

Third Reading: