

JEFFERSON COUNTY, MISSOURI – JOURNAL

March 8, 2021
Regular Meeting Via Zoom
Hillsboro, MO
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The Jefferson County, Missouri, Council conducted a regular meeting on Monday, March 8, 2021 at 6:30 p.m. via Zoom.

I. CALL TO ORDER

County Executive Dennis Gannon called the meeting to order at 6:30 p.m.

II. INVOCATION

Council Member Hendrickson gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Recited.

IV. ROLL CALL

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

V. PUBLIC COMMENTS

- Tom Kroenung sent an email: Dear County Council members - "I as well as Patrick Stoll, fellow Valley Oaks HOA Director, are updating you again on the attack from the neighboring subdivision – Seckman Lakes. Past County officials allowed a pool to be built crossing into our common ground from Seckman Lakes in 2001. We have settled that issue in 2019 with ultimately losing 20x72 feet of property and thousands of dollars in legal fees. Now we have two more of Seckman Lakes residents who want to sue us for adverse possession and gain 4 times more what the previous owner was granted and doubling their lot size. I will say again, doubling. We and other subdivisions with common ground of natural habitat need Jefferson County to act now and make it illegal for neighboring subdivisions to use the courts to steal property. Adverse possession is typically used to take over dilapidated property. Our common ground is simple natural beautiful habitat and it is our desire to keep it that way for OUR home values. Nothing should be developed on it and our insurance policy defines the property as vacant land. It is difficult to watch 30 acres 24-7 with 4 other adjacent subdivisions and their homes bordering it. But there should be laws in place to help HOA's protect their common ground when these situations occur. These thieves claim over time that they have maintained the property by way of trespassing and cutting the vegetation down. From Valley Oaks, we don't define it as maintaining, it is a vile act of destroying the natural habitat that was there. Unlike the pool, these new thrives do not have any structure placed on the land. Based on this, we are hopeful to have the suits dismissed but still could lose. I was raised to respect property lines. I have been a homeowner 7 times over the past 30 years. Saying that, I have always known where my property starts and ends and respect my neighbors property to keep the peace. Why these latest thieves feel they are entitled is beyond me, and my fellow residents of Valley Oaks share the same sentiments. Again, we need your help with this and action taken now. Additionally, the County has failed to keep two of our streets open and accessible with the gate at Ambrose Crossing Dr. and concrete barriers on Golden Gate Dr. We have brought these issues up before with the County and no reaction from the leadership body. Where does any of this make sense??

The 250 residents of Valley Oaks want some understanding. We have to remind the Fire District every month to conduct a gate test. We should not have to do that, its really unacceptable, but do require the test for our safety and the taxes we pay that the emergency services can get through the gate and experience no delay in doing so.

The gate is solar powered, not sure why. Some months it opens quick enough, though in the winter months, it is a slow crawl and the vehicles end up coming to a complete stop before being able to proceed. Would you like that

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risk in your neighborhood and knowing the fire truck may get delayed trying to get to you, your loved ones or your neighbors?? I would hope not. With the concrete barriers on Golden Gate Dr. and completely blocking vehicle traffic, how can this even be allowed. It makes no sense. We brought this up before hitting deaf ears. The County should have the power to correct and work with the subdivisions for connectivity. God forbid we have another December where had the bad ice and our residents could not get in or out due to the concrete blockade and the steep hills up to Seckman Road. Why Valley Oaks has to have so many strikes against it, we truly wish it was not the case. To recap: 1) The County did us no favors to have two separate plats not connected by roads (Valley Oaks East and Valley Oaks Plat One) to make up our subdivision, 2) three adjacent subdivisions that don't like our traffic going through their streets and 3) homeowners from other HOA's that can't keep their mitts off of our real estate. We respectfully ask that the County helps us at least with our property protection concerns and making our connected streets passable again. I would appreciate a timely response."

- Claudia Counsell-Mack – no address provided. "Good evening Council Members and to whom it may concern, We live in the 5th District of Jefferson County. Tracey Perry Represents our District. I have gone over most all of the details with Council Women Perry so to help her understand and share the urgency with you about this call to action letter of issues /concerns / violations. As the industry/Business of Bed & Breakfast rentals grows across our area, "serious" concerns/issues need to be addressed as soon as possible. This is truly big business flying under the radar of Regulations and codes in our private residential areas. Bringing Hotel like conditions to rural and private neighborhoods. Transient people....Safety concerns with worrisome thoughts of "who is living next door TODAY" constantly changing with the next group day after day. Traffic, Traffic all day and all night that does not fit the neighborhood or the Dead end road... B & B Customers with zero respect for the neighborhood. An Owner that only see the income this business produces instead of promoting a peaceful & safe B & B.. The owner has zero accountability for the "business", We tried to address issue with owner more then 2 yrs ago, when a late Late night event was happening. His response was (quote:Meet me in the Street). Thats just what you want to hear at midnight. The owner push's this Property /Business into every neighbors face everyday. While he pay's Fewer Real Estate tax's than every neighbor surrounding him. This directly effects my neighborhood. How could I sell my house with a hotel/ so called B & B in my front yard. Yes its That close.....Would you live here? Is the county allowing this?. Hopefully after this is brought to your attention, strives will be made to solve this loop hole. If Jefferson County is going to allow B & B "of any kind", the B & B Business needs to fit the area they reside. I ask for your help, I hope to work with you to resolve this growing issue Please..... Please.I'm writing this letter as I struggle to understand the enforcing/ lack of enforcing Jefferson County regulations already existing in Jefferson Co. UDO. Im speaking of and I have read them.....Chapter 400. Unified Development Order Article IX. Conditional use Permits and Uses Division 3 Specified Uses Permitted with Conditions Section 400.3490 Bed and Breakfast, Homestay (NC-1) And /ORSection 400.3500 Bed and Breakfast INN (NC-1) These regulations I'm sure where set to govern properties in Jefferson County who wish to run a B & B Inn. Or B & B Homestay. I don't see any other guide lines for this business? As we deal with a property owner that runs a B & B Inn who advertises as such @ AIRBNB a Bed and Breakfast "INN"I Quotate the last response from Jefferson County P & Z: No rules apply as this property doesn't fit squarely in the County Unified Order, Accept this answer? Im sorry this answer and or explanation doesn't squarely_fit my question. There are clear rules set forth in the County UDO, Tax payers paid to set this forth. If this property doesn't fit, It can not operate Correct? Im asking? After Years of issues with this property owner, problems have escalated to a point we desperately needed reached out to Code Enforcement for assistance resolving the owners lack of neighborhood awareness & public nuisance caused by this B&B INN. My 1st call was to the Planning and zoning office/ Code Enforcement, where I spoke to a young man (Im so sorry I didn't write down his name, it has been about 2 years ago). who didn't want to listen & laughed at me as he responded: quote: "you know you can Open a B&B, if you don't like what that owner is doing." "I really didn't know how to respond to this un professional answer. His next response was, quote: "I can't help you, would you like to start a complaint /open a case"? I explained to the young man, if you can't help me then yes transfer me. He transferred me & I left a message, my call was never returned, my message had no response. Next step: Contacting Planning & Zoning about the neighbors actions. P & Z DID worked with us for months trying to resolve issues. We directly asked for P & Z to call us and discuss issues, This never occurred, the only communicated was always through emails, even after repeated requested to speak to them. Email after email, picture after picture with descriptions and proof of disturbances. The events have been on going for years, with

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larger and larger parties/groups. Almost never used by a single family as a home stay, Enjoying My property is almost impossible as the B & B property owners “customers” are anything but polite or respectful during their stay.”

- Patrick Stoll, 2769 Whitecreek Lane, Imperial – “Once again I wish to thank the members of the council for hearing these concerns. We are still being sued by homeowners in the neighboring subdivision for our land that was surveyed and marked when Jefferson County approved the construction of the subdivision. A final plat was filed with The County when it was completed and turned over to the residents and the new trustee's. We were going to bring our detention basin's up to code but now we have to spend that money defending our property from the land poachers. Your current HOA & Builder contrived plan to run these subdivisions in this county is a complete disaster. The County and the builders have a duty here. You need to get more involved. Neighbors who become trustees should not have to be enforcing things like "Please paint your home" or Please do not park in the fire lane or Please do not drive ATV's & Dirtbikes on our streets that have signed off on The Counties Traffic Code. Quite frankly you need better rules than what you have now. Now for another item of concern The County Street Adoption Program. It seems that some training may be needed by a professional, The piles of asphalt that were just dumped on our concrete streets is unacceptable. Even the Supervisor Matt who watched as I dug eight feet of cold patch to find no hole underneath it. He just kept apologizing for 15 minutes as I shoveled up the so called pothole repair work. I went door to door getting people in our subdivision to sign off on this street takeover. I told them I was assured The County would do a good job. Boy what a fool I feel like at this point. But that is what happens when things are not in your control and you have to rely on others. I guess you all figure heck will be gone by then and just kick the can down the road for the next sucker. How sad is that The waste of resources doing what they did in Valley Oaks, is just that a waste of resources. 5 guys 4 trucks nothing accomplished but making a mess. Oh and installing 70 new mini speed humps. So as the homeowners call and complain about the absolutely horrible job that got done. You might want to revisit how you expect to maintain yet even more subdivisions roads when we cannot maintain the ones you currently took on. This crew still does not have the skill to patch a pothole. In closing you got a few problems coming down the road in the future. So as you kick the can down the road. Just kick it real far. In the ARMY we used "The 7 P's" "Prior Proper Planning Prevents Piss Poor Performance" Last but not least !!!!!!!It would be great if you folks could contact our State officials and support HB 790 next year that would abolish adverse possession from other platted subdivisions. Stop letting these lawyers steal money from your constituents and make money off these lawsuits that are clogging up what is already one of the slowest courts in the State. Thank You”
- Paula Arbuthnot, 13042 Fox Farm Road, De Soto – “I am writing this letter, at the moment, as a private citizen and not as a member of the several nonprofit advocacy groups that I have/are representing – there wasn't enough time to get board approval. But most of you that know me and hear my words know that I am active primarily in DeSoto, MO, but also throughout the county on these two issues: 1. Flooding and the risk of homelessness that goes with it when nature pushes us out of the water's way. 2. The chronic and episodic homelessness that can arise from flooding, COVID, and other 'at-risk' behaviors. I have worked in the building and construction industries for over 30 years now and have always wanted to find ways to address the affordable housing issues of this county, enough so that I went back to seminary at my almost retirement age to learn more about how to be an administrator and chaplain for these nonprofits that have organized down here. I felt that I had been blessed with an education that needed to be used, I felt the need of the call to serve God and man, I felt that COVID was finally the time to act. So, I came into seminary with the missional zeal of coming to serve whoever was in need. I was wrong. My goals haven't changed because we have an ever-growing population who are at risk of being homeless when they may never had been before or through no fault of trying to find solutions themselves, where COVID has done a lot of folks in. And my goals haven't changed about the flooding because Nature keeps driving and the rains will be starting even as early as this weekend with a predicted 2-4” of rain. And I literally have scientists and politicians who want me to write the research papers on the social impacts and/or trauma of families and groups of families who find themselves in a growing category called “displaced people” -- I am registered as a “Research Fellow” now; I guess that makes my citizen scientist status more official. However, a conversation Saturday morning from a fellow Eden student changed my perspective immediately as soon as he said the words: “Don't just give me the service, Paula, instead come walk

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with me.” He was right. These services that Jefferson County is going to vote on to be reach an agreement on to administer this money to the people is very real and very much needed. But, if we just make the people do everything online or come to the office or otherwise be put into a position of neediness, we are going to miss too many of the very people who needs the very real help. If it is only one administrative office, we will lose too many people through the cracks who don’t have internet, who don’t have transportation, who don’t have family support or needs to get help for their families, or who don’t trust government services. This requires that we social services agencies – SHARED participating social service agencies – become front line workers and go to the clients as much as possible. It requires that the agencies, ALL OF US AGENCIES, develop relations with each other for referrals and develop relationships with our clients. We have to leave our offices and find THEM, not the other way around....we have to walk with them, we have to talk to them, and quit balking about ‘what is the right way to get this very important job done.’ I will work with any group who is also a participating agency, but the work has to be shared and it has to be front line work. And, so, I invite all of you politicians to “Come walk with me.”Thank you in advance for your attention to this matter. Peace.”

VI. APPROVAL OF THE AGENDA

Council Member Groeteke made a motion to remove Items A and B from Other Matters, seconded by Council Member Terry. There was discussion between Council Members, County Counselor Carl “Wes” Yates III about the procedure to remove.

Council Member Groeteke made a motion to add Item C. There was continued discussion.

Council Member Groeteke withdrew his motion.

Council Member Groeteke made a new motion to remove Items A, B and C from Other Matters, seconded by Council Member Reuter. The discussion continued.

Vote:

District 1 - Council Member Haskins:	No
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	No
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	No
District 6 - Council Member Stallman:	Absent
District 7 - Council Member Terry:	No

Motion carried.

Council Member Hendrickson made a motion to remove Item A from Section VIII. Public Hearing, to be placed on a future agenda, seconded by Council Member Perry. There was discussion.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Absent
District 7 - Council Member Terry:	Yes

Motion carried.

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Council Member Hendrickson made a motion to approve the amended agenda, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Absent
District 7 - Council Member Terry:	Yes

Motion carried.

VII. APPROVAL OF THE JOURNAL

A. Approval of the February 22, 2021 Journal - Regular Meeting

Council Member Hendrickson made a motion to approve the Journal of the February 22, 2021 Regular Meeting, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Abstain
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

VIII. PUBLIC HEARING

- A. **REMOVED** A Public Hearing For The Purpose Of Hearing Proposed Amendments To The Jefferson County, Missouri Building Code.
- B. A Public Hearing Regarding Amendments To The Existing Traffic Code And Code Of Ordinances For Updates To Traffic Code Of Ordinances For Jefferson County, Missouri.

Council Member Reuter made a motion to close the Public Hearing, seconded by Council Member Groeteke.
There was discussion.

Council Member Reuter removed her motion.

County Executive Gannon opened the Public Hearing and stated no comments were received..

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

Vote:

District 1 - Council Member Haskins:	Yes
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District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Absent
District 7 - Council Member Terry:	Yes

Motion carried.

IX. REPORT FROM COUNTY EXECUTIVE

County Executive Gannon welcomed Jefferson Franklin Community Action Corporation members, Jill Quaid – CEO, Stephanie Kerth, Chief Innovation Officer, Paulette Hensley, Chief Community Development Officer, and Diana Hayes, Chief Administrative Officer who spoke about their proposal for administering the short term funds for rental assistance available through December. Ms. Kerth explained details of the plan and the agreement submitted to the County.

County Executive Gannon gave an update of the number of COVID-19 vaccines administered by the Jefferson county Health Department and the continued effort to procure large sites to give vaccines;

Noted he has received a number of thank you letters from CARES Act fund recipients;

Council Member Groteke had requested a report of tools purchased and a comprehensive summary report will be provided to the Council on Tuesday, March 9th;

Commented on his vision for the County which included commercial and residential development, noting the number of projects not approved by the Council. County Executive Gannon mentioned in Section XVIII Other Matters at this meeting, there are three projects he fully supports as long as staff guidelines are followed.

Note: It was determined at 58.53 minutes into the meeting that Council Member Stallman joined the meeting on time and had been in attendance. Voice capabilities were added, noting Council Member Stallman could voice vote going forward, but could not vote if a Roll Call was called.

X. RECONSIDERATION OF BILLS

None

XI. RECONSIDERATION OF VETOED BILLS

None

XII. CONSENT AGENDA

Council Member Reuter made a motion to amend the Agenda to place Consent Agenda Bill No. 21-0315 into Section XIII Consideration of Items Removed from The Consent Agenda, seconded by Council Member Groeteke.

There was discussion between County Counselor Yates and Council Members.

Vote:

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

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District 5 - Council Member Perry:	No
District 6 - Council Member Stallman:	No
District 7 - Council Member Terry:	Yes

Motion failed.

Council Member Hendrickson made a motion to introduce and read the Bills on the Consent Agenda by title, seconded by Council Member Groeteke. Council Member Perry read Bills 21-0301 through 21-0315 by title.

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

There were questions from Council Members responded to by Stephanie Kerth of JFCAC.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

XIII. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

None

XIV. **CONSIDERATION OF RESOLUTIONS**

Resolution No. R21-0301 – Surplus Scrap

Council Member Hendrickson made a motion to read Resolution No. R21-0301 on its first and only reading by title, seconded by Council Member Groeteke. Council Member Perry read the Resolution.

Council Member Hendrickson made a motion to adopt Resolution No. R21-0301, seconded by Council Member Groeteke. There were questions and comments from Councilmembers about the process, responded to by General Services/ Contracts & Grants Manager Jackie Talarski.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

XV. **INTRODUCTION OF BILLS**

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Bill No. 21-0316 – District 2– Winter Valley

Council Member Reuter made a motion to place Bill No. 21-0316 on its first reading by title, seconded by Council Member Groeteke Council Member Perry read the Bill by title.

Council Member Reuter made a motion to approve Bill No. 21-0316 and move it to Perfection, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

Bill No. 21-0317 – Amend 2021 Budget – Additional Revenue – Emotional Survival

Council Member Reuter made a motion to place Bill No. 21-0317 on its first reading by title, seconded by Council Member Groeteke Groeteke. Council Member Perry read the Bill by title.

Council Member Reuter made a motion to approve Bill No. 21-0317 and move it to Perfection, seconded by Council Member Groeteke. There were comments in appreciation from Council Members Groeteke, Reuter and Perry.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

Bill No. 21-0318 – Amend 2021 Budget – Additional Revenue – Federal Prisoner Reimbursement

Council Member Hendrickson made a motion to place Bill No. 21-0318 on its first reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 21-0318 and move it to Perfection, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes

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

Motion carried.

Bill No. 21-0319 – Amend 2021 Budget – Additional Revenue – Carryover Funds

Council Member Hendrickson made a motion to place Bill No. 21-0319 on its first reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 21-0319 and move it to Perfection, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

Bill No. 21-0320 – Amend 2021 Budget – Additional Revenue – Computer Forensic Examination Equipment

Council Member Hendrickson made a motion to place Bill No. 21-0320 on its first reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 21-0320 and move it to Perfection, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

Bill No. 21-0321 – Amend 2021 Budget – Additional Revenue – Port Authority Grant Match

Council Member Groeteke made a motion to place Bill No. 21-0321 on its first reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion to approve Bill No. 21-0321 and move it to Perfection, seconded by Council Member Hendrickson.

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Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

XVI. **PERFECTION OF BILLS**

Bill No. 21-0240 – District 7– PC20076 – 5711 Old State Highway 21

Council Member Terry made a motion to place Bill No. 21-0240 on its second reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Terry made a motion to approve Bill No. 21-0240 and move it to Final Passage, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

Bill No. 21-0241 – District 4– RS20078 – 2462 Seckman Road

Council Member Groeteke made a motion to place Bill No. 21-0241 on its second reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion to approve Bill No. 21-0241 and move it to Final Passage, seconded by Council Member Hendrickson.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

XVII. **FINAL PASSAGE OF BILLS**

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Bill No. 21-0240 – District 7– PC20076 – 5711 Old State Highway 21

Council Member Terry made a motion to place Bill No. 21-0240 on its final reading by title, seconded by Council Member Groeteke. Council Member Perry read the Bill by title.

Council Member Terry made a motion to approve and finally pass Bill No. 21-0240, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

Bill No. 21-0241 – District 4 – RS20078 – 2462 Seckman Road

Council Member Groeteke made a motion to place Bill No. 21-0241 on its final reading by title, seconded by Council Member Hendrickson. Council Member Perry read the Bill by title.

Council Member Groeteke made a motion to approve and finally pass Bill No. 21-024seconded by Council Member Hendrickson.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

XVIII. OTHER MATTERS

A. Disposition Of PR220066 – Avon On Main, District 4.

County Counselor Yates summarized the options and process for dispositions of cases.

Council Member Perry made a motion to Suspend the Rules to keep Items A, B and C under Other Matters on the Agenda for disposition, seconded by Council Member Haskins. There was discussion.

Council Member Haskins made a motion to place this on the next Agenda for approval.

There was discussion, a Point of Order from Council Member Reuter that there was a motion on the floor. County Counselor again attempted to explain the process an options to move forward were an Ordinance for Approval, a Resolution

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of Denial or a Hearing.

Council Member Haskins made a motion to place this on the next Agenda Council Meeting as an Ordinance for Approval.

Council Member Perry called a Point of Order for the case to be individually identified.

Council Member Haskins made a motion to place PR220066 on the next Agenda Council Meeting as an Ordinance for Approval.

Council Member Reuter called a Point of Order, asking if Council Member Perry's motion to Suspend the Rules had been withdrawn. There was discussion.

Council Member Perry removed her motion to Suspend the Rules.

Council Member Haskins made a motion to place PR220066 on the next Agenda Council Meeting as an Ordinance for Approval, seconded by Council Member Perry. There was discussion about bringing forth motions.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	No
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	No
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	No

Motion carried.

B. Disposition Of CC220067 – Rezoning To Non-Planned Community Commercial (CC2), District 4.

Council Member Groeteke made a motion to place CC220067 on the next Agenda Council Meeting for denial, seconded by Council Member Reuter. There was discussion about the property between Council Members and County Executive Gannon.

Vote:

District 1 - Council Member Haskins:	No
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	No
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Perry:	No
District 6 - Council Member Stallman:	No
District 7 - Council Member Terry:	Yes

Motion failed. CC220067 will be placed on the next Agenda as an Ordinance to Approve.

C. Disposition Of PR121002 – Bear Ridge, District 7

Council Member Haskins made a motion to place PR121002 on the next Agenda Council Meeting as an Ordinance for Approval, seconded by Council Member Perry. There was discussion and Council Member Terry read a statement:

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First, I want to emphasize that I support development when it is in areas that have the infrastructure to support them or can reasonably be improved to support the development. I have voted against similar projects to this one in more rural areas because I believe the large majority of citizens of the County want to keep much of the County rural. This project, however, is an in-fill project – one already in a developed area. That encourages me to support it. I do have two concerns with it. First is traffic. The traffic count will more than double on Bear Creek Rd's 1812 Average Daily Traffic caused by 263 houses, nearly double Carol Park Road's 3477 ADT and significantly increase the 6493 on Gravois. Those are the feeder roads to get to Highway MM or Highway 30. The roads in the area are in reasonably good shape but some are crooked; especially 4 Ridge. Even if the traffic study says the roads can handle the traffic is right, the problem is there is another 72 acres of property just down the road and 54 acres across the road that could be developed. If this request is approved those properties would inevitably come before the Council for development and overwhelm the roads. My suggestion is that we create a trust fund that will be used to share the cost of improving these roads. It would allow this petitioner, future developers and the County to all share the cost of improvements. STL County has a trust fund called the Traffic Generation Assessment Trust Fund that is intended to work this same problem and they've had it for 30 plus years. They charge \$1240 per parking space for single family residences. I assume a 2-car garage house would thus have a charge of \$2480 per house. Frankly, I believe that is more than we want but I don't know what a fair charge should be. I'm open for a proposal. My second concern is the density of housing in the project. The P&Z Commission and citizens expressed a concern with the number and size of lots proposed. I invite the petitioner to revisit his design with this concern in mind. With all of this said, I would have liked to make a motion to require a public hearing, a limited one for this project to allow a petitioner to address these topics. Council Member Reuter seconded the motion. There was discussion that there was a motion on the floor. There were questions from Council Member Perry responded to by Council Member Terry, with additional comments from Council Member Groeteke about working on the Master Plan to address the substandard developments in the County which were not in the best interest of citizens.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	No
District 3 - Council Member Hendrickson:	No
District 4 - Council Member Groeteke:	No
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	No

Motion failed and PR121002 will be on the next Agenda as a Resolution for Denial.

There was discussion if another motion could be made, with the options explained once again.

Council Member Terry made a motion that we bring this one back for a limited public hearing to address my comments on traffic and the density of the housing, and a traffic fee. There were questions and comments clarifying the motion. **Council Member Perry seconded the motion.** There were additional comments clarifying the motion to include traffic, housing density and traffic fee.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	No
District 5 - Council Member Perry:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Terry:	Yes

Motion carried.

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County Counselor Yates voiced concerns about processes and Council Members getting on the same page regarding motions regarding their districts.

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 – Council Member Haskins:

- Commented on the shortcomings of Zoom meetings and his desire to hold meetings in person;
- Commented on the revenue development can bring to the County.

District 2 – Council Member Reuter:

- Commented as long as we are wearing masks, Zoom meetings should continue, disagreeing with the comments from District 1.
- Made a motion to place the Resolution for Second Amendment on the next agenda under other matters, seconded by Council Member Groeteke. There was discussion about making motions in Other Matters. County Counselor stated Council Member Reuter should discuss with County Executive Gannon to move forward. Council Member Reuter commented about preserving Council's right to place items on future Agendas. County Executive Gannon assured Council Member Reuter the Resolution will be placed on the next Agenda.
- Requested the Sheriff Salary Matrix be placed on the next Agenda under Introduction of Bills. County Executive stated he would place this in Other Matters at the next meeting.

District 3 – Council Member Hendrickson: No report

District 4 – Council Member Groeteke:

- Responded to District 1's comments stating the amount of revenue generated by projects is insignificant compared to the amount of expenditures necessary to improve infrastructure;
- The Drug Prevention Coalition is offering parenting support groups and classes available on their website;
- Urged all to shop Kimmswick.

District 5 – Council Member Perry:

- Requested the Resolution for the Second Amendment be placed on the Agenda under Introduction of Bills;
- Appreciated the content and debate to move Jefferson County forward.

District 6 – Council Member Stallman: No report

District 7 – Council Member Terry:

- Commented he and his wife received their COVID 19 vaccine.

XX. CLOSED SESSION

None.

XXI. ADJOURNMENT

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

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Reuter:	Yes
District 3 - Council Member Hendrickson:	Yes
District 4 - Council Member Groeteke:	Yes

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

Motion carried, and the meeting adjourned at 9:08 p.m.

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