

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 23, 2022
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, Council conducted a regular meeting on Monday, May 23, 2022, at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

I. CALL TO ORDER

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

II. INVOCATION

Council Member Phil Hendrickson gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Recited.

County Executive Gannon honored Veterans and active military by asking them to stand and be recognized for their service.

IV. ROLL CALL

County Executive Dennis Gannon	Present
District 1- Brian Haskins:	Present
District 2- Renee Reuter:	Present
District 3- Phil Hendrickson:	Present
District 4- Charles Groeteke:	Present
District 5-	Vacant
District 6- Dan Stallman:	Present
District 7- Vicky James:	Present

V. PUBLIC COMMENTS

- Mr. John Giancola – 8524 Lake Drive, Cedar Hill, spoke about the ARPA Funds and requested a list of names associated with 1-81 of the ARPA Funds. Mr. Giancola also asked if the County Budget could be available on-line.
- Ms. Lori Arons – 1031 Scenic Oak Ct., Imperial, mentioned she would like to be involved with the new Master Plan and would like someone from the Council to let her know how she can. She also asked if one of the Councilmembers could explain to her why it can take up to two years to develop a new Master Plan. Ms. Arons stated she would like to be actively involved with getting a new Courthouse and Jail for the County and to let her know what she can do to help.
- Ms. Linda Schroeder – 4600 Byrnesville Rd., House Springs, spoke about abandoned property in Jefferson County and people who are not taking care of their property, particularly property located on Lois Lane in District 1. Ms. Schroeder provided the Council with pictures of the property. Ms. Schroeder also spoke regarding compensation for County employees and feels the starting salary is not enough.
- Mr. Christopher Mackey – 50 Lois Lane, Fenton, spoke about the derelict property on his street. Mr. Mackey has lived in his home for 5 years and said the property located at 51 Lois Lane began with 15 cars and is now up to almost 100. He mentioned it was only a matter of time before this turned into a Hazmat situation.
- Mr. Robert Clifford – 49 Lois Lane, Fenton, mentioned he has made several phone calls to the County over the past 3 years to help resolve the issue with the derelict property, located at 51 Lois Lane.
- Mr. Tim Damron – 25 Georgia Spur, Fenton, also spoke regarding the derelict property at 51 Lois Lane and confirmed the number of unlicensed cars being stored on the residential property. He also has a neighbor on his street who is beginning to do the same on their property.

VI. APPROVAL OF THE AGENDA

Council Member Phil Hendrickson made a motion to remove Bill 22-0529, seconded by Council Member Charles Groeteke.

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

Motion carried.

Council Member Hendrickson made a motion to approve the amended Agenda, seconded by Council Member Dan Stallman.

Vote:

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

Motion carried.

VII. APPROVAL OF THE JOURNAL

A. Approval of the May 10, 2022, Journal – Regular Meeting

Council Member Hendrickson made a motion to approve the Journal of the May 10, 2022, Regular Meeting, seconded by Council Member Stallman.

Vote:

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

Motion carried.

VIII. PUBLIC HEARING

None

IX. REPORT FROM COUNTY EXECUTIVE

- County Executive Gannon shared that there was a discussion and inquiry today from Fox 2 News regarding the 25 million dollars that the Port Authority has been put in the State Budget. The discussion with Fox 2 News will be on the news at 10 PM.

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- X. **RECONSIDERATION OF BILLS**
None
- XI. **CONSIDERATION OF VETOED BILLS**
None
- XII. **CONSENT AGENDA**

Council Member Hendrickson made a motion to introduce and read the Bills on the Consent Agenda by title, seconded by Council Member Stallman. Council Member Reuter read Bills 22-0521 through 22-0537 by title.

Council Member Reuter made a motion to remove Bill 22-0537 from the Agenda and approve the rest of the Bills on the Agenda. County Executive Dennis Gannon asked County Counselor Carl Yates if the Bill should have been removed prior to reading or was this an appropriate time. Counselor Yates replied it should have been removed prior to, but if removed now it is going to have to go under Consideration Of Items Removed From The Consent Agenda, we cannot remove it all together, because it has been read. County Executive Gannon stated the motion was to remove Bill 22-0537, and if there was a second to the motion. Councilman Groeteke asked Ms. Reuter if she would you like to amend the motion if she wanted it to go to Reconsideration. Councilwoman Reuter said she was fine with it going to Reconsideration. **The motion was seconded by Council Member Groeteke. County Executive Gannon clarified the motion was to move Bill 22-0537 to Consideration Of Items Removed From The Consent Agenda.** Ms. Reuter mentioned the reason she wanted it removed is because there are five different expenditures that are being approved from the ARPA Funds. She feels the expenditures should be used for a County Courthouse. Counselor Yates mentioned the ARPA Funds are very limited on use for a County Courthouse and wanted to make sure no one was confused on moving the monies around and taking from one for another.

Roll Call Vote:

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

Motion failed.

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

Roll Call 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 -	Vacant
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

- XIII. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
None

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XIV. CONSIDERATION OF RESOLUTIONS

None

XV. INTRODUCTION OF BILLS

Bill No. 22-0519 – Approving Application CC221106 To Rezone From Single-Family Residential To Non-Planned Community Commercial, District 3. *Counselor Yates mentioned since this Bill had already been Introduced at the County Council Meeting on May 10, it only needed to be moved to Perfection.*

Council Member Hendrickson made a motion to approve Bill No. 22-0519 and move it to Perfection, seconded by Council Member Stallman.

Roll Call Vote:

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

Motion failed.

Council Member Haskins made a motion for a reconsideration of Bill No. 22-0519. There was no second on the motion – Motion failed.

Counselor Yates stated since this Bill did not pass the Staff will need some legal reasons to deny this from the County Council. The Staff does not have any reasons, nor does Planning & Zoning.

Council Member Haskins made a motion to approve Bill No. 22-0519 and move it to Perfection, seconded by Council Member James. *Mr. Haskins asked what the P&Z vote was on this Bill. Code Enforcement Director Eric Larson was unsure. Mr. Haskins withdrew his question.*

Roll Call Vote:

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

Motion carried.

Bill No. 22-0538 – Approving Application PC22019 To Rezone From Non-Planned Community Commercial To Planned Commercial And The Development Plan For Cross Road Acres, District 7.

Council Member James made a motion to introduce Bill No. 22-0538 by title, seconded by Council Member Haskins. Council Member James read the Bill by Title.

Council Member James made a motion to approve Bill No. 22-0538 and move it to Perfection, seconded by Council Member Haskins.

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

Motion carried.

Bill No. 22-0539 – Approving Application PR122023 To Rezone From Planned Mixed Residential To Planned Single Family Residential, District 2.

Council Member Reuter made a motion to introduce Bill No. 22-0539 by title, seconded by Council Member Hendrickson. Council Member Reuter read the Bill by Title.

Council Member Reuter made a motion to approve Bill No. 22-0539 and move it to Perfection, seconded by Council Member Hendrickson. *Ms. Reuter commented she will be bringing an amendment forward before the Bill is Perfected but wanted to keep the Bill moving forward.*

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

Motion carried.

XVI. PERFECTION OF BILLS

Bill No. 22-0517 – Right Away Of Way Access For Public Access, District 4.

Council Member Groeteke made a motion to place Bill No. 22-0517 on its second reading by title, seconded by Council Member Hendrickson. Council Member Reuter read the Bill by title.

Council Member Groeteke made a motion to approve Bill No. 22-0517 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 -	Vacant
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

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Bill No. 22-0518 – Approving The Delinquent Tax Trustee To Sell Certain Property For Real Property, District 6.

Council Member Stallman made a motion to place Bill No. 22-0518 on its second reading by title, seconded by Council Member Hendrickson. Council Member Reuter read the Bill by title.

Council Member Stallman made a motion to approve Bill No. 22-0518 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 -	Vacant
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 22-0520 – Permit For A Telecommunications Tower, District 5.

Council Member Hendrickson made a motion to place Bill No. 22-0520 on its second reading by title, seconded by Council Member Stallman. Council Member Reuter read the Bill by title.

Council Member Hendrickson made a motion to approve Bill No. 22-0520 and move it to Final Passage, seconded by Council Member Stallman.

Vote:

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

Motion carried.

XVII. FINAL PASSAGE OF BILLS

Bill No. 22-0517 – Right Away Of Way Access For Public Access, District 4.

Council Member Groeteke made a motion to place Bill No. 22-0517 on its third reading by title, seconded by Council Member Hendrickson. Council Member Reuter read the Bill by title.

Council Member Groeteke made a motion to approve and finally pass Bill No. 22-0517, 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 -	Vacant
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 22-0518 – Approving The Delinquent Tax Trustee To Sell Certain Property For Real Property, District 6.

Council Member Stallman made a motion to place Bill No. 22-0518 on its third reading by title, seconded by Council Member Hendrickson. Council Member Reuter read the Bill by title.

Council Member Stallman made a motion to approve and finally pass Bill No. 21-0518, 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 -	Vacant
District 6 - Council Member Stallman:	Yes
District 7 - Council Member James:	Yes

Motion carried.

Bill No. 22-0520 – Permit For A Telecommunications Tower, District 5.

Council Member Hendrickson made a motion to place Bill No. 22-0520 on its third reading by title, seconded by Council Member Stallman. Council Member Reuter read the Bill by title.

Council Member Hendrickson made a motion to approve and finally pass Bill No. 21-0520, seconded by Council Member Stallman.

Vote:

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

Motion carried.

XVIII. **OTHER MATTERS**

A. County Council Motions Regarding Future Agendas – Other Matters

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B. Attorney Salaries

Council Member Reuter mentioned it was her understanding that the Prosecutor’s Office is having issues recruiting new Attorneys. The number one reason is the posted range is lower than the actual starting pay, and the number two reason is the starting pay for this position is less pay than similar positions in surrounding counties. The Prosecutor told Ms. Reuter he has been working with the Director of Administration, David Courtway and there might be some changes happening in the next couple of weeks. Mr. Courtway replied that the salaries are contained in the Merit System grids. Mr. Courtway mentioned he had spoken to the County Council in December or January concerning changes to the handbook and about isolating budget funds. Mr. Courtway said we need to be competitive, but we don’t have the budget to pay the same grid as St Charles and St Louis. He also said different approaches have been tried to recruit across the board and mentioned a proposal will be coming to the Council at the next meeting for first read.

C. ARPA Matching Funds

Council Member Reuter said it was her understanding that the spending rules for ARPA were the same for both the State and the County. Ms. Reuter hoped the \$320,000 approved for improvements to the County Courthouse is used for the wiring in the Courthouse, which is causing some functionality issues. She also mentioned we need to consider what the funds can be used for in our County buildings before we look at using the funds outside of it. County Executive Dennis Gannon replied that the State has not given Jefferson County any ARPA funding, but it can be applied for in July. Funds are available for access based on a submittal for request. Mr. Gannon also mentioned the money was from the State Budget, and not from ARPA funds and could be money the State took from their ARPA funds. Mr. Gannon mentioned that he and some Directors received an email today, (forwarded from REJIS), which was from the State. The email said the State received a request for funds to do a remodel to the County Courthouse. Since the request was not received from the County, this was the first time they had heard about it. Mr. Gannon mentioned, typically these requests are addressed during the Budget Meetings in August of the previous year, however this request was not. Mr. Gannon spoke about the ARPA Funds and the different restrictions the funds have in order to be used properly. Director Courtway said there are different pockets of money, (Public Health, Public Safety, Water, Wastewater, and Storm Water, Broadband, Behavioral Health, and some Economic Development), and said there were different restriction for each category, and they were being studied to make sure they were in compliance with the Treasury. Mr. Courtway also mentioned that we are still waiting for the State Budget to be signed. Councilwomen Reuter said she thought we should hold off on allocating more ARPA funds until we know where they can be used for in our County buildings and County government. Executive Gannon said the ARPA funds cannot just be used for County buildings, there are certain criteria that must be met. Councilman Hendrickson asked if the \$300,000 was for electric in the County Courthouse and was it a dollar-for-dollar match; Mr. Courtway replied they have been led to believe that and stated the money was not a grant, it was a match. Councilman Groeteke asked if the Department of Economic Development funds were from a separate pot of money; Mr. Courtway replied that it was.

D. Motion To Acknowledge Receipt Of Biltmore East Community Improvement District Annual Report For Fiscal Year 2021, And To Place On File In The County Clerk’s Office.

Council Member Hendrickson made a motion to Acknowledge Receipt Of Biltmore East Community Improvement District Annual Report for Fiscal Year 2021, and to place on file in the County Clerk’s Office, seconded by Council Member James.

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

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Motion carried.

E. Motion To Acknowledge Receipt Of The Huntington Community Improvement District Annual Report For Fiscal Year 2021, And To Place On File In The County Clerk's Office.

Council Member Hendrickson made a motion to Acknowledge Receipt Of Rockwood Meadows Community Improvement District Annual Report for Fiscal Year 2021, and to place on file in the County Clerk's Office, seconded by Council Member James.

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

Motion carried.

F. Motion To Acknowledge Receipt Of The Springdale Community Improvement District Annual Report For Fiscal Year 2021, And To Place On File In The County Clerk's Office.

Council Member Hendrickson made a motion to Acknowledge Receipt Of The Springdale Community Improvement District Annual Report for Fiscal Year 2021, and to place on file in the County Clerk's Office, seconded by Council Member James.

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

Motion carried.

G. Motion To Acknowledge Receipt Of The Valley At Winding Bluff's Community Improvement District Annual Report For Fiscal Year 2021, And To Place On File In The County Clerk's Office.

Council Member Hendrickson made a motion to Acknowledge Receipt Of The Valley At Winding Bluff's Community Improvement District Annual Report for Fiscal Year 2021, and to place on file in the County Clerk's Office, seconded by Council Member James.

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

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Motion carried.

H. Motion To Acknowledge Receipt Of The Winding Bluffs Community Improvement District Annual Report For Fiscal Year 2021, And To Place On File In The County Clerk’s Office.

Council Member Hendrickson made a motion to Acknowledge Receipt Of The Winding Bluffs Community Improvement District Annual Report for Fiscal Year 2021, and to place on file in the County Clerk’s Office seconded by Council Member James.

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

Motion carried.

I. Motion To Acknowledge Receipt Of The Windswept Farms Community Improvement District Annual Report For Fiscal Year 2021, And To Place On File In The County Clerk’s Office.

Council Member Hendrickson made a motion to Acknowledge Receipt of the Windswept Farms Community Improvement District Annual Report For Fiscal Year 2021, and to place on file in the County Clerk’s Office, seconded by Council Member James.

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

Motion carried.

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 – Council Member Haskins:

- Thanked the Administration for putting the security in place for the Council Meeting.

District 2 – Council Member Reuter:

- Mentioned there were flash floods in her District the past few days, but they are a little normal now. She prays there are no more floods.

District 3 – Council Member Hendrickson:

- None

District 4 – Council Member Groeteke:

- Mentioned there is a Stormwater Task Force Meeting this Wednesday, in the Annex Building if anyone would like to attend.

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- Commended the Economic Development Corporation for the meeting they held recently.
- Shop Kimmswick

District 5 – Vacant

District 6 – Council Member Stallman:

- None

District 7 – Council Member James:

- Congratulated the County High School and College students that are graduating this year.

XX. **CLOSED SESSION**

XXI. **ADJOURNMENT**

Council Member Hendrickson made a motion to adjourn, seconded by Council Member Stallman.

Vote:

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

Motion carried, and the meeting adjourned at 7:54 p.m.