

JEFFERSON COUNTY, MISSOURI – JOURNAL

August 12, 2013

Jefferson County Administration Center – Hillsboro, MO
Assembly Room

The Jefferson County, Missouri, Council conducted a regular meeting and a public hearing on Monday, August 12, 2013 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

Council Chair Kelly Waymon called the meeting to order at 6:30 p.m.

II. INVOCATION

Pastor Randy Casey of Ketha Heights Baptist Church in Mapaville gave the Invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

County Executive Waller:	Absent
District 1- Don Bickowski:	Present
District 2- Renee Reuter:	Present
District 3- Robert Boyer:	Present
District 4- George Engelbach:	Present
District 5- Terri Kreitler:	Present
District 6- Cliff Lane:	Present
District 7- Kelly Waymon:	Present

V. PUBLIC COMMENTS

Ronald Reiter, Festus spoke of the White River Watershed National Blueway information sent previously to the Council, his concerns about Federal government land control, the need for dialogue with the people and local leaders, and a request for solidarity with other Missouri counties.

Simone Davis, 6548 Cedar Hill Rd, addressed the Council about permission to put in a community garden at 8454 Wolf Road, Cedar Hill and stated the benefits of gardens and gardening.

Mike Davis, 6548 Cedar Hill Rd, addressed the Council to discuss a community garden on Wolf Road and gave details about a location next to a grist mill. Mr. Davis read a mission statement and spoke of the benefits of gardening to the community, their group's efforts, plans to repair the dam and restore the mill, and funding from Friends of the Big River. There were questions, comments and a discussion between Council Member Waymon, Council Member Kreitler, Council Member Reuter, Council Member Engelbach, and Mr. Davis regarding improvements made to the property, trespassing issues, adjacent neighbors support, property size, site planning, funding for dam repairs, other existing community gardens, the group's petition, and if the group has 501(c)(3) status.

Kathy Davis, 8484 Villa Magnolia, spoke in support of the community garden as she has a historic building next to the property. Ms. Davis mentioned the property was an eyesore and Mr. Davis and other people's recent clean-up efforts are an improvement. Ms. Davis mentioned she has been in contact with officials at the City of Pacific who have and would share their plans used for planning and plotting Pacific's successful garden model, one in which other communities such as Kirkwood and Wildwood have shown an interest. Council Member Waymon had questions and a discussion about Ms. Davis' canoe rental business and the impact to her business should the dam be repaired. Ms. Davis mentioned she also owns the Green Apple newspaper.

Rick Fischer, 520 Taylor Avenue, Crystal City appeared to answer any questions concerning his application to and desire to serve on the Merit Commission.

Heidi Cuddy, 47 Whitehorse Road, spoke in support of the comments by Ronald Reiter regarding White River Watershed National Blueway and her concerns about Agenda 21 in Jefferson County. She requests everyone do their own research to learn about the sponsors, requirements and restrictions in Agenda 21.

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VI. APPROVAL OF THE AGENDA

Council Member Kreitler made a motion to approve the Agenda. Council Member Boyer seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and the Agenda was approved.

VII. APPROVAL OF THE JOURNAL

Council Member Boyer made a motion to approve the Journal for the July 22, 2013 Regular Meeting. Council Member Kreitler seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and the Journal for the Regular Meeting on July 22, 2013 was approved.

VIII. PUBLIC HEARING

Council Member Waymon opened the Public Hearing on the Five Year Capital Program and Strategic Plan for Jefferson County, Missouri and asked if any citizens wished to come forward to make comments. Council Member Waymon asked again and a third time if any citizens wished to make comment. No one came forward. **Council Member Kreitler made a motion to close the Public Hearing. Council Member Lane seconded the motion.**

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and the Public Hearing was closed.

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IX. REPORTS FROM COUNTY EXECUTIVE

Director of Administration David Courtway reported sales tax numbers are up approximately 3% year to date and citizens are shopping in Jefferson County. He reported he has had several meetings with the County Auditor on the 2014 Budget, and the Auditor has commenced meetings with County Office Holders and Directors to explain the budget process and expectations.

X. RECONSIDERATION OF BILLS None

XI. CONSIDERATION OF VETOED BILLS None

XII. CONSENT AGENDA

Council Member Boyer made a motion to introduce and read the Bills on the Consent Agenda in their entirety or by title. Council Member Kreitler seconded the motion. Council Member Bickowski read:

Bill No. 13-0801 by title
Bill No. 13-0802 by title
Bill No. 13-0803 by title
Bill No. 13-0804 by title
Bill No. 13-0805 in its entirety
Bill No. 13-0806 in its entirety

Council Member Bickowski had a question on the term on Bill No. 13-0803 with a response and discussion with Council Member Waymon and Director of Administration David Courtway.

Council Member Kreitler made a motion to approve and finally pass the Bills on the Consent Agenda. The motion was seconded by Council Member Lane.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and the Bills contained on the Consent Agenda as amended were approved and finally passed.

XIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA None

XIV. CONSIDERATION OF RESOLUTIONS

Council Member Boyer made a motion to introduce and read Resolution No. R13-0801 by title. Council Member Lane seconded the motion. Council Member Bickowski read Resolution No. R13-0801 by title.

Council Member Boyer made a motion to adopt Resolution No. R13-0801 on its first and final reading. Council Member Lane seconded the motion.

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Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Resolution No. R13-0801 was adopted.

Council Member Boyer made a motion to introduce and read Resolution No. R13-0802 in its entirety. Council Member Lane seconded the motion. Council Member Bickowski read Resolution No. R13-0802 in its entirety.

Council Member Bickowski made a motion to adopt Resolution No. R13-0802 on its first and final reading. Council Member Reuter seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Resolution No. R13-0802 was adopted.

Council Member Boyer made a motion to introduce and read Resolution No. R13-0803 by title. Council Member Engelbach seconded the motion. Council Member Bickowski read Resolution No. R13-0803 by title.

Council Member Reuter made a motion to adopt Resolution No. R13-0803 on its first and final reading. Council Member Bickowski seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Resolution No. R13-0803 was adopted.

Council Member Bickowski made a motion to introduce and read Resolution No. R13-0804 in its entirety. Council Member Reuter seconded the motion. Council Member Bickowski read Resolution No. R13-0804 in its entirety. Council Engelbach questioned dates on Page 1, paragraph 1 and 2 and held a discussion with County Counselor Carl "Wes" Yates III.

Council Member Bickowski made a motion to adopt Resolution No. R13-0804 on its first and final reading. Council Member Engelbach seconded the motion.

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Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Resolution No. R13-0804 was adopted.

Council Member Kreitler made a motion to introduce and read Resolution No. R13-0805 by title. Council Member Lane seconded the motion. Council Member Bickowski read Resolution No. R13-0805 by title. Council Member Bickowski asked for clarification on the term language with a response from Director of Administration Courtway. Council Member Boyer had additional questions regarding the policy and held a discussion with County Counselor Yates and Director of Administration Courtway. Council Member Reuter had questions and a discussion with Counselor Yates on the meeting schedule for this Commission. Council Member Engelbach asked for clarification on the language regarding unexcused absences, with a response and discussion with Director of Administration Courtway.

Council Member Kreitler made a motion to adopt Resolution No. R13-0805 on its first and final reading. Council Member Lane seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Abstain
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Resolution No. R13-0805 was adopted.

XV. INTRODUCTION OF BILLS

Council Member Bickowski made a motion to introduce and place Bill No. 13-0807 on its first reading by title. Council Member Reuter seconded the motion. Council Member Bickowski read Bill No. 13-0807 by title.

Council Member Bickowski made a motion to approve Bill No. 13-0807 on its first reading and move to perfection. Council Member Lane seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Bill No. 13-0807 was approved on its first reading and moved to perfection.

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Council Member Bickowski made a motion to introduce and place Bill No. 13-0808 on its first reading in its entirety. Council Member Boyer seconded the motion. Council Member Bickowski read Bill No. 13-0808 in its entirety.

Council Member Bickowski made a motion to approve Bill No. 13-0808 on its first reading and move to perfection. Council Member Kreidler seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	No
Council Member Terri Kreidler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Bill No. 13-0808 was approved on its first reading and moved to perfection.

Council Member Bickowski made a motion to introduce and place Bill No. 13-0809 on its first reading by title. Council Member Boyer seconded the motion. Council Member Bickowski read Bill No. 13-0809 by title.

Council Member Bickowski made a motion to approve Bill No. 13-0809 on its first reading and move to perfection. Council Member Lane seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreidler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Bill No. 13-0809 was approved on its first reading and moved to perfection.

XVI. PERFECTION OF BILLS

Council Member Bickowski made a motion to place Bill No. 13-0723 on its second reading by title. Council Member Boyer seconded the motion. Council Member Bickowski read Bill No. 13-0723 by title.

Council Member Bickowski made a motion to perfect Bill No. 13-0723 on its second reading and move to final passage. Council Member Lane seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreidler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Bill No. 13-0723 was perfected and moved to final passage.

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XVII. FINAL PASSAGE OF BILLS

Council Member Bickowski made a motion to place Bill No. 13-0723 on its third and final reading by title. Council Member Engelbach seconded the motion. Council Member Bickowski read Bill No. 13-0723 by title.

Council Member Bickowski made a motion to approve and finally pass Bill No. 13-0723. Council Member Kreitler seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and Bill No. 13-0723 was approved and finally passed.

XVIII. OTHER MATTERS

Council Member Boyer mentioned the Public Health/Safety Commission had met and voted at that meeting to move the proposed changes to the UDO regarding the sewer code out of committee and asked if this was the proper time to request the issue be placed on the agenda of an upcoming Work Session. Council Member Waymon responded it would be on the next Work Session.

XIX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 - Council Member Bickowski: Nothing to report.

District 2 – Council Member Reuter: Nothing to report.

District 3 – Council Member Boyer:

- Congratulated Council Member Waymon for a well- run meeting.
- Announced an event to be held on Saturday August 17, 2013 at 3:00 pm at the Rickman Auditorium, when the We Are One Community Choir will perform a patriotic music concert benefitting the Veterans Tribute Park in Arnold.
- Updated the Council on his and County Executive Waller's participation on the Jefferson County Certified Work Ready Community Council, an initiative run by Bryan Herrick of Jefferson College which looks to retrain people's skills for jobs, attract business, gives incentives for corporations to build and grow in the County. Asked the County Council to reach out in their communities and encourage businesses to adopt the program.

District 4 – Council Member Engelbach: Reported he had attended the recent Tour of the Ports and commented about the presentations by various Port Authorities in the State who are working on port development along the Mississippi River, and who are spending lots of money to reach the point of getting piers and railroads.. Mr. Engelbach stated Jefferson County already has piers and rail in place, and expressed his disappointment that Jefferson County is so far behind others in port development, and stressed the need to do whatever we can do as a Council and as a community to develop the Port to bring jobs into Jefferson County.

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District 5 – Council Member Kreitler:

- Thanked Jason Jonas and other County staff who have been very helpful responding to requests for information.
- Encouraged everyone to attend the Missouri State Fair in Sedalia, MO.

District 6 – Council Member Lane: Nothing to report.

District 7 – Council Member Waymon: Nothing to report.

XX. CLOSED SESSION

Council Member Reuter made a motion to enter into Closed Session pursuant to Section 610.021 paragraph (2) of the Revised Statutes of the State of Missouri for the purpose of discussing Real Estate. Council Member Kreitler seconded the motion.

Roll Call Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and the meeting entered into closed session at 7:49 p.m.

Council Member Bickowski made a motion to reconvene the meeting and Council Member Lane seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes
Council Member Cliff Lane:	Yes
Council Member Kelly Waymon:	Yes

Motion passed and the meeting reconvened at 8:15p.m.

XXI. ADJOURNMENT

Council Member Bickowski made a motion to adjourn the meeting. Council Member Lane seconded the motion.

Vote:

Council Member Don Bickowski:	Yes
Council Member Renee Reuter:	Yes
Council Member Robert Boyer:	Yes
Council Member George Engelbach:	Yes
Council Member Terri Kreitler:	Yes

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Council Member Cliff Lane: Yes

Council Member Kelly Waymon: Yes

Motion passed and the meeting adjourned at 8:16 p.m.

BILL NO.:13-0801

AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI, TO ENTER INTO AN AGREEMENT REGARDING CONDITIONS OF PARTICIPATION IN THE HOMEOWNER REHABILITATION PROGRAM (SEXTON) AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY LOCATED IN COUNCIL DISTRICT 3.

WHEREAS, the United States Congress enacted the housing and community Development Act of 1974 providing federal funds to units of local government for the purposes of developing urban communities and improving housing conditions and community services; and

WHEREAS, Jefferson County, Missouri, (hereafter, “the County”) receives federal formula funds annually from The United States Department of Housing and Urban Development under its Community Development Block Grant Program (hereafter, “CDBG”), and is administered by The Economic Development Corporation of Jefferson County, Missouri, (hereafter, “EDC”); and

WHEREAS, the EDC, as Contracted Administrator, operates an Entitlement Program (hereafter, “Entitlement”) within the boundaries of Jefferson County, Missouri, which provides funding to local programs that create suitable living environments, decent housing and economic opportunities for low-to-moderate income persons living within the County; and

WHEREAS, the EDC is operated for the purpose of promoting the economic development of the County; and

WHEREAS, the EDC, in its capacity as Contracted Administrator of the Jefferson County Entitlement Program has funds available through the Homeowner Rehabilitation Program to assist low to moderate income families in making repairs to their home in order to meet health and safety regulations and requirements; and

WHEREAS, Orehlia E. Sexton meets the conditions for which she may receive such funds; and

WHEREAS, the County desires to provide these funds to Orehlia E. Sexton to allow her to bring her residence into compliance with health and safety regulations by making repairs to her home.

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

Section 1. The County is authorized to enter into the Agreement Regarding Conditions of Participation in the Homeowner Rehabilitation Program (hereafter, “Agreement”). The County Executive is authorized to execute the Agreement on behalf of the County with Orehlia E. Sexton. An un-executed copy of the Agreement to be entered into by all parties is attached hereto as Exhibit “A”. A copy of the fully executed Agreement shall be filed with, and kept in, the records of the Department of the County Clerk as will a copy of this ordinance.

Section 2. This Ordinance shall be in full force and effect immediately upon approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not affect the remainder of this Ordinance.

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BILL NO.: 13-0802

AN ORDINANCE AWARING 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 AUTOMOTIVE PARTS DEALER 2013; AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE AWARD OF THE BIDS AND PROPOSALS.

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

BID NAME

Automotive Parts Dealer 2013

NUMBER OF BIDS RECEIVED

5

DATE OF BID OPENING

7-9-13

WHEREAS, after reviewing the bids and proposals set forth above, the Department of Public Works, Fleet Services Manager has determined that certain bids and proposals represent the lowest and best bid for the respective items or services and met the bid or proposal specifications issued by the County; and

WHEREAS, the Jefferson County, Missouri, Council finds it is in the best interest of the County to award the bids and proposals to Factory Motor Parts, Reuther Ford Inc., Weir Chevrolet Buick GMC Inc., Weir Wholesale Parts LLC, and Weber Chevrolet for a term from 09-01-13 to 08-31-14 upon approval by the County Council and County Executive for the total amount up to \$60,000.00 subject to budgetary limitations.

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

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

BID NAME

Automotive Parts Dealer 2013

TERM

09-01-13 to 08-31-14

Upon approval by the County Council and County Executive

AMOUNT

Up to \$60,000.00

subject to budgetary limitations

AWARDED BIDDER

Factory Motor Parts (A1)

Reuther Ford Inc. (A2)

Weir Chevrolet Buick GMC Inc. (A3)

Weir Wholesale Parts LLC (A4)

Weber Chevrolet (A5)

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute the agreement incorporated by Reference as Exhibits “A1 through A5” 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. An unexecuted copy of the Agreement is attached hereto as Exhibits “A1 through A5” and incorporated herein, by reference.

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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.

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BILL NO.: 13-0803

AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN PRODUCTS AND SERVICES FOR AUDITING SERVICES 2009.

WHEREAS, Jefferson County, Missouri, (hereafter, the “County”) recommends the renewal of the following bid awards at the same terms and conditions as previously bid, as authorized by the original Invitation for Bid awarded by the County, for an additional one-year term:

BID NAME

Auditing Services 2009

AWARDED BIDDER

Schowalter & Jabouri PC

ORDINANCE NUMBER

12-0642, 10-0261 and 09-0355

WHEREAS, the Department of Administrative Services of Jefferson County, Missouri finds it is in the best interest of the County to renew the bid award with Schowalter & Jabouri PC for the term of 01-1-13 to 12-31-13, per Fiscal Year 2013 with approval of the County Council and County Executive up to the amount of \$31,750.00 subject to budgetary limitations.

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

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

BID NAME

Auditing Services 2009

TERM

01-1-13 to 12-31-13, per Fiscal Year 2013

Upon approval of the County Council and County Executive

AMOUNT

Up to \$31,750.00

subject to budgetary limitations

AWARDED BIDDER

Schowalter & Jabouri PC

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

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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.

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BILL NO.: 13-0804

AN ORDINANCE AWARDING THE BID FOR A CERTAIN PUBLIC WORKS PROJECT TO THE LOWEST 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 A PROJECT IN COUNCIL DISTRICT 6.

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

Bid Project Name

Highway Vehicle Maintenance Building

Number of Bids Received

5

Date of Bid Opening

07-16-2013

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

WHEREAS, the Jefferson County, Missouri, Council finds it is in the best interests of the County to award the bid to Els Construction, Inc. upon approval by the County Council and the County Executive for an amount not to exceed \$665,987.00. A copy of said agreement is attached hereto as Exhibit A.

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

Section 1. The County awards the following bid which is incorporated by this reference as if fully set out herein, to the lowest responsive bidder for the project as follows:

BID NAME

Highway Vehicle Maintenance Building

TERM

Upon approval by the County Council and County Executive until completed

AMOUNT

Up to \$665,987.00 subject to budgetary limitations

AWARDED BIDDER

Els Construction, Inc.

Section 2. The Jefferson County, Missouri, Council hereby authorizes the County Executive to execute any agreements or contracts necessary to effectuate the award of the bid set forth in this Ordinance. A copy of said agreement is attached hereto as Exhibit A.

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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 the Invitation for Bid, responses thereto, and any contract 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.

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BILL NO.: 13-0805

AN ORDINANCE ACCEPTING AND APPROVING A GUARANTEE AGREEMENT AND LETTER OF CREDIT FOR SUBDIVISION IMPROVEMENTS PURSUANT TO THE CODE OF ORDINANCES OF JEFFERSON COUNTY, FOR SPRINGBROOK FARM PLAT 2 LOCATED IN COUNCIL DISTRICT 4 AND AUTHORIZING THE JEFFERSON COUNTY, MISSOURI, EXECUTIVE TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

WHEREAS, pursuant to Title IV, Chapter 400, Section 400.5250 of the Code of Ordinances of Jefferson County, Unified Development Order, a sub-divider or developer is required to guarantee the construction, installation, and completion of improvements as identified in the improvement plans and plat; and

WHEREAS, a cost estimate of \$67,342.00 has been provided by the Department of Public Works and approved by the Planning Division for E & M Development; and

WHEREAS, the form of security for the Guarantee Agreement for Springbrook Farm Plat 2 is Letter of Credit Number 10873-10 issued by Triad Bank in the amount of \$67,342.00 for completion of Springbrook Farm Plat 2 Subdivision Improvements.

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

Section 1. The Jefferson County, Missouri, Council hereby accepts and approves a Guarantee Agreement between Jefferson County, Missouri and E & M Development and Letter of Credit Number 10873-10 issued by Triad Bank in the amount of \$67,342.00 for Subdivision Improvements pursuant to Title IV, Chapter 400, Section 400.5250 of the Code of Ordinances of Jefferson County, Unified Development Order for Springbrook Farm Plat 2.

Section 2. The Jefferson County, Missouri, Executive is authorized to execute the Guarantee Agreement for Improvements on behalf of the County. An original copy of the Guarantee Agreement and Letter of Credit shall be placed on file in the Department of the County Clerk. An unexecuted copy of the Guarantee Agreement is attached hereto as Exhibit "A".

Section 3. 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.

#

BILL NO.: 13-0806

AN ORDINANCE AUTHORIZING A FULL RELEASE OF THE OBLIGATIONS UNDER THE GUARANTEE AGREEMENT FOR EROSION AND SEDIMENT CONTROL/STORMWATER MANAGEMENT IMPROVEMENTS PURSUANT TO THE CODE OF ORDINANCES OF JEFFERSON COUNTY FOR AMBERLEIGH WOODS PLAT 1 LOCATED IN COUNCIL DISTRICT 2

WHEREAS, pursuant to Title V, Chapter 505, Article II, Section 505.270 of the Code of Ordinances of Jefferson County, Erosion and Sediment Control/Stormwater Management Design Manual, a developer is required to guarantee the completion and maintenance of erosion and sediment control and soil stabilization measures as identified in the plans and application for a Land Disturbance Permit; and

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WHEREAS, Ryan G'Sell Investments, LLC entered into a Guarantee Agreement dated October 22, 2012 and authorized by Ordinance No.: 12-0667 of the Jefferson County, Missouri, Council in the original amount of \$19,563.50 in order to secure completion of the Erosion and Sediment Control/Stormwater Management Improvements required for Amberleigh Woods Plat 1; and

WHEREAS, the form of security for the Guarantee Agreement is Letter of Credit Number VGL-0710 issued by Eagle Bank & Trust in the amount of \$19,563.50; and

WHEREAS, the Department of County Services and Code Enforcement advised the Jefferson County, Missouri, Council that all required erosion and sediment control and soil stabilization measures have been installed.

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

Section 1. The Guarantee Agreement dated October 22, 2012 and authorized by Ordinance No.: 12-0667 in the original amount of \$19,563.50 is now fully released for the construction, installation, completion and maintenance of Erosion and Sediment Control/Stormwater Management Improvements with this final release of \$19,563.50.

Section 2. 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.

#

RESOLUTION NO.: R13-0801

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

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

WHEREAS, the Assessor of Jefferson County, Missouri, and the Collector of Revenue for Jefferson County, Missouri have independently determined that certain changes should be made to the Jefferson County, Missouri, tax records due to erroneous assessments, defects or mistakes in Real Property as set forth in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, the Assessor of Jefferson County, Missouri, and the Collector of Revenue for Jefferson County, Missouri have submitted to the Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or mistakes in Real Property as set forth in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, the Assessor of Jefferson County, Missouri, and the Collector of Revenue for Jefferson County, Missouri, both agree that changes should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true value and accounting for the aforementioned Real Property located in Jefferson County, Missouri; and,

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

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

THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:

Section 1. The corrections of errors, defects or mistakes in Real Property as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference, shall be so modified to reflect the values as set forth in Exhibit A.

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

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

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

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

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RESOLUTION NO.: R13-0802

A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL DECLARING PROPERTY AS SURPLUS AND THE AUTHORIZATION OF SALE OF SAID SURPLUS PROPERTY BY THE COUNTY EXECUTIVE.

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

WHEREAS, Jefferson County, Missouri, (hereafter, the "County") is the owner of vehicles, furniture, fixtures, and equipment (hereafter, "property") that is no longer needed for use and is surplus; and

WHEREAS, Jefferson County, Missouri, Council desires to authorize County Officials to dispose of this surplus property through public sale venue; and

WHEREAS, Jefferson County, Missouri, Council agrees that items that are deemed surplus, shall be disposed upon terms advantageous to the County and authorize the County Officials to dispose of personal property upon approval by the County Council and County Executive.

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

Section 1: The Property described and incorporated by this reference as if fully setout herein is declared Surplus Property:

TWO (2) DELL OPTIPLEX GX260 P4 COMPUTERS

NINE (9) DELL OPTIPLEX GX270 P4 COMPUTERS

SIX (6) HP COMPAQ COMPUTERS

ONE (1) PROVIEW FP-17 MONITOR

ONE (1) DESK CHAIR

TWO (2) PITNEYBOWES DEVELOPER BOTTLES FOR COPIER

ONE (1) PITNEYBOWES PHOTORECEPTOR FOR COPIER

ONE (1) PANASONIC TONER FOR DP-6010 COPIER DQ-TU35D

Section 2. The County Council authorizes the County Executive and the County Purchasing Agent to perform all those acts necessary to execute the intent of this Ordinance, including but not limited to execution of necessary contract documents.

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

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RESOLUTION NO.: R13-0803

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 PERSONAL PROPERTY SET FORTH HEREIN AND LOCATED IN JEFFERSON COUNTY, MISSOURI.

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

WHEREAS, the Assessor of Jefferson County, Missouri, and the Collector of Revenue for Jefferson County, Missouri have independently determined that certain changes should be made to the Jefferson County, Missouri, tax records due to erroneous assessments, defects or mistakes in Personal Property as set forth in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, the Assessor of Jefferson County, Missouri, and the Collector of Revenue for Jefferson County, Missouri have submitted to the Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or mistakes in Personal Property as set forth in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, the Assessor of Jefferson County, Missouri, and the Collector of Revenue for Jefferson County, Missouri, both agree that changes should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true value and accounting for the aforementioned Personal Property located in Jefferson County, Missouri; and,

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

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

THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:

Section 1. The corrections of errors, defects or mistakes in Personal Property as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference, shall be so modified to reflect the values as set forth in Exhibit A.

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

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

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

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

#

RESOLUTION NO.: R13-0804

A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL ACCEPTING A PROPOSAL FOR UNDERWRITING; SELECTING AN UNDERWRITER IN CONNECTION WITH THE PROPOSED ISSUANCE BY THE COUNTY OF ITS NEIGHBORHOOD IMPROVEMENT DISTRICT BONDS (MARK DRIVE NEIGHBORHOOD IMPROVEMENT DISTRICT

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PROJECT), SERIES 2013; AND ACKNOWLEDGING CERTAIN DISCLOSURES PURSUANT TO MSRB RULE G-17.

WHEREAS, Jefferson County (the “County”) has requested proposals from qualified underwriting firms in connection with the proposed issuance by the County of its Neighborhood Improvement District Bonds (Mark Drive Neighborhood Improvement District Project), Series 2013 (the “Bonds”) and in response Stern Brothers & Co. (the “Underwriter”) has submitted its proposal for underwriting services in connection with the Bonds dated August 2, 2013 (the “Proposal”), a copy of which is incorporated by reference in this Resolution; and

WHEREAS, Rule G-17 of the Municipal Securities Rulemaking Board, effective August 2, 2012 (the “Rule”) requires that all underwriters of municipal securities to provide certain written disclosures to prospective issuers and to obtain timely from officials of such issuers written acknowledgement of such disclosures and, at the request of the County, the Underwriter has included certain disclosures required by the Rule in the Proposal; and

WHEREAS, after receipt and review of the Proposal and the recommendation thereof by the County’s Director of Administration and the County’s Financial Advisor, the County wishes to accept the Proposal, to select the Underwriter as underwriter for the Bonds, and to provide acknowledgement of the disclosures provided in the Proposal in accordance with the Rule;

THE JEFFERSON COUNTY, MISSOURI, COUNCIL, RESOLVES:

Section 1. The Proposal (attached hereto as Exhibit A) is hereby accepted and Stern Brothers & Co. is hereby designated as underwriter for the Bonds in accordance with and subject to the terms of the Proposal; provided, such acceptance and designation shall be of no force and effect unless the County and the Underwriter enter into a mutually acceptable purchase agreement related to the sale and delivery of the Bonds within 90 days after the date hereof.

Section 2. The Jefferson County, Missouri, Council, solely to facilitate the Underwriter’s compliance with the Rule in connection with the issuance of the Bonds, hereby acknowledges receipt of the disclosures provided in the Proposal.

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

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

#

RESOLUTION NO.: R13-0805

A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL TO APPROVE THE NOMINATION AND APPOINTMENT OF RICHARD FISCHER (D), TO THE MERIT SYSTEM COMMISSION, OF JEFFERSON COUNTY, MISSOURI, AND TERMS THEREOF.

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

WHEREAS, by Executive Order 13-040 (attached hereto as Exhibit A) the Jefferson County, Missouri, County Executive authorized the Nomination and Appointment of Richard Fischer (D) to the Merit System Commission of Jefferson County, Missouri, and terms thereof; and,

WHEREAS, there exists the Merit System Commission of Jefferson County, Missouri, as promulgated by Home Rule Charter of Jefferson County, Missouri, Article VIII and as codified in the Code of Ordinances of Jefferson County, Missouri; and,

WHEREAS, appointments for and to the Merit System Commission of Jefferson County, Missouri, are governed by the Home Rule Charter of Jefferson County, Missouri; and,

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WHEREAS, Richard Fischer (D) has the proper and necessary qualifications and background to serve as a member of the Merit System Commission of Jefferson County, Missouri; and,

WHEREAS, it is in the best interests of the Merit System Commission of Jefferson County, Missouri, the Citizens and Employees of Jefferson County, Missouri, and for the citizen named herein to be nominated, appointed and approved by the County Executive and the Jefferson County, Missouri, Council; and,

WHEREAS, the County Executive is desirous of making and the Jefferson County, Missouri, Council is desirous of consenting to this Appointment in order to have a full and functioning Merit System Commission of Jefferson County, Missouri, as and for the Citizens and Employees of Jefferson County, Missouri.

THE JEFFERSON COUNTY MISSOURI COUNCIL RESOLVES AS FOLLOWS:

Section 1. The Jefferson County, Missouri, Council hereby consents to the Nomination and Appointment of Richard Fischer (D) to the Merit System Commission of Jefferson County, Missouri, pursuant to Executive Order 13-040 attached hereto as Exhibit A and pursuant to the terms and conditions of the Home Rule Charter of Jefferson County, Missouri, and the laws of the State of Missouri, with a term as follows:

Richard Fischer (D)	Term to Expire	October 26, 2014
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Section 2. The nominee shall serve the term of this position and until the term expires, or the nominee resigns or is removed from this position.

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

#

BILL NO.:13-0807

AN ORDINANCE APPROVING APPLICATION PI13031 TO REZONE PARCELS FROM NON-PLANNED COMMUNITY COMMERCIAL (CC-2) ZONE DISTRICT TO PLANNED INDUSTRIAL (PI) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR KLEERTECH SALES LOCATED IN COUNCIL DISTRICT 1.

WHEREAS, a hearing was held on July 22, 2013 on Application/Petition Number PI13031 of Kleertech Sales for rezoning the following described real estate located in Jefferson County, State of Missouri, to-wit: Parcel Numbers: 02-3.0-06.0-1-008-014. and 02-3.0-06.0-1-008-015., from Non-Planned Community Commercial (CC-2) to Planned Industrial (PI) zone district; and a development plan for Kleertech Sales; and;

WHEREAS, the Planning and Zoning Commission of Jefferson County, Missouri, held a hearing on this matter on July 11, 2013 and the minutes of the recommendation of the Planning and Zoning Commission have been filed with the Jefferson County, Missouri, Council; and,

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

a. Jefferson County Planning Division Staff Report to the Planning and Zoning Commission and Jefferson County Planning Division Staff Report to the Jefferson County, Missouri, Council recommending approval of the application, development plan with staff's recommendation of approval for modifications to the Code of Ordinances of Jefferson County, Unified Development Order, Chapter 400, Section 400.1590-C, Article VII Division 6, Section 400.2550, Section 400.2560, Section 400.2570, Section 400.4050, Section 400.4100 and Section 400.4750, denial of Section 400.1670, and Section 400.5560 and the case file for this Application;

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

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

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

Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400: Unified Development Order, adopted April 2, 2008, as amended;

Exhibit C, Staff Report and case file;

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

- a. All persons required to receive notice of the hearing were notified, all notices were published, and signs posted in accordance with Missouri law and the Unified Development Order.
- b. The Jefferson County, Missouri, Council has jurisdiction over the subject matter of this application.
- c. The requested change in zoning is in accordance with the Official Master Plan of Jefferson County, Missouri.
- d. The requested change in zoning is in harmony with and is compatible with surrounding and adjacent land uses and properties.
- e. The requested development plan is consistent with the intent stated for the Planned Industrial (PI) zone district.
- f. The requested development plan is consistent with the UDO in that the development plan is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- g. The requested development plan is consistent with the UDO in that the development plan will not impede the normal and orderly development and improvement of the surrounding property.
- h. The requested development plan is consistent with the UDO in that the development plan incorporates adequate ingress and egress that provides for the efficient flow of traffic.
- i. The requested modifications to the development plan are in the best interests of the County in that the modifications incorporate sound planning principles and design elements that are compatible with surrounding properties and are consistent throughout the proposed project.
- j. The requested modifications to the development plan are in the best interests of the County in that the modifications effectively utilize the land upon which the development is proposed.
- k. The requested modifications to the development plan are in the best interests of the County in that the modifications further the stated goals and intent of the UDO.

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

Section 1. Application Number: PI13031 is approved for the real estate described as Parcel Numbers 02-3.0-06.0-1-008-014. and 02-3.0-06.0-1-008-015., from Non-Planned Community Commercial (CC-2) zone district to Planned Industrial (PI) zone district; and a development plan for Kleertech Sales is approved subject to the following, approval of modifications to the Code of Ordinances of Jefferson County, Unified Development Order, Chapter 400, Section 400.1590-C, Section 400.1670, Article VII Division 6, Section 400.2250, Section 400.2560, Section 400.2570, Section 400.4050, Section 400.4100 and Section 400.4750, the regulatory requirements and departmental comments:

Modifications

Approval of the requested modification to Article V Section 400.1590-C to reduce the required overall development size for the Planned Industrial Zone District from 5 acres to 1.378 acres.

Approval of the requested modifications to Article V Section 400.1670 to reduce the southern side yard setback from 20 feet to 10 feet.

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Approval of the requested modification to Article VII Division 6 to remove the Industrial Design Standards from the development plan.

Approval of the requested modifications to Article VII Sections 400.2550, 400.2560, and 400.2570 to allow the existing street network of West Lark Industrial Park to remain as constructed.

Approval of the requested modification to Article XII Section 400.4050 to reduce the required parking from 57 parking spaces to 33 parking spaces.

Approval of the requested modification to Article XII, Section 400.4100 to allow the existing parking lot to remain as constructed, subject to the following conditions:

1. A boundary line adjustment to eliminate the lot line must be processed through the Planning Division.
2. The ingress-egress easement which traverses the parking lot must be legally vacated.
3. The parking lot improvements shown on the development plan must be installed.
4. The east entrance must be paved from the subdivision street through the required 20-foot throat length (thickness shall provide 7" PCC or 2" Type C Asphaltic Concrete / 6" Type X Asphaltic Concrete / 4" rock base) at the current width.

Approval of the requested modification to Article XIV Section 400.4750 to remove the required high-impact screening requirements along the northern and eastern property lines and medium-impact screening requirements along the southern and western property lines.

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan. The permitted uses for Kleertech Sales development are as follows:

Rubber and Plastics Products

Miscellaneous Manufacturing Industries

Printing and Publishing

Office / Warehouse

Floor Area, Height, and other Building Requirements

The floor area, height, and other building requirements shall comply with applicable Articles of the UDO, unless otherwise modified by this Ordinance.

Site Development

Required Yards

Required yard setbacks shall be as follows in accordance with Article V of the UDO.

Front yard – 20 feet, Southern side yard – 10 feet, All other side yards – 20 feet

Signs

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

Geotechnical

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

Performance and Design Standards

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Outside storage

Outside storage of materials is permitted on the site if stored in an orderly fashion or rows or stacks.

Physical appearance

Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are screened from view.

Performance standards

Fire hazards

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

Noise

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

Sewage and other liquid waste

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

Air contaminants

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

Stormwater

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

Odor

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

Vibration

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

Heat

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

Hazardous materials

Operations involving the storage or use of hazardous materials in reportable quantities, as classified by the Environmental Protection Agency (EPA), shall obtain any necessary permits from the Fire District(s) and make improvements to the building and grounds required by the International Fire Code 2009.

Departmental Comments:

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1. A Site Development Plan(s) shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order of Jefferson County.
2. A copy of the approved Development Plan incorporating any conditions shall be attached to each set of Site Development plans submitted.
3. All approved modifications must be listed on future site development plans.
4. This site will require proof of lot consolidation (with easement vacations as needed) prior to Site Development Plan approval.
5. General comments:
 - a. The project is being proposed on two separate parcels of ground. Required improvements such as parking could be lost if an adjacent parcel were sold, therefore, a boundary line adjustment to eliminate the lot line must be submitted. No plan approval will be granted until this issue is resolved.
 - b. There is required parking shown in an ingress/egress easement. The easement appears to serve no function. The easement must be legally vacated to protect the required parking.
6. Pavement:
 - a. East entrance pavement thickness shall provide 7" PCC (or 2" Type C Asphaltic Concrete/6" Type X Asphaltic Concrete/4" rock base). Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 36'–60' (west entrance is only 20' wide).
 - b. The entrance width shall be provided from the street into the site for a throat length of 20'.
7. Parking areas:
 - a. The parking lot improvements shown on the development plan must be constructed as proposed.
8. Stormwater/detention:
 - a. No detention is required if:
 - i. Non-residential development has less than an additional 12,000sf of impervious area. However, low impact practices are required to mitigate the additional runoff created by the additional impervious coverage and no adverse impact may be created.
 - ii. The Stormwater Division must approve of all low impact stormwater practices.
 - b. Potential negative stormwater impacts to the following adjoining properties must be addressed: Meadowlark Lot 11, Loeffelman is owner of record; Lots 6, 7, & 8, Courtwright is owner of record and also the subdivision street.
 - c. Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.
9. Grading:
 - a. Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.
 - b. A wall with a height of over 4' requires a permit from the Code Enforcement Division.

Section 2. The zoning map of Jefferson County, Missouri shall be amended by changing the area where said real estate is located on the map with the marking "P113031".

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

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

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BILL NO.: 13-0808

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A RIGHT OF WAY STRIP LOCATED ALONG A COUNTY ROAD DEDICATED TO THE COUNTY AS RECORDED ON SUBDIVISION PLAT LOCATED IN COUNCIL DISTRICT #1.

WHEREAS, the following plat dedicates a strip of real property along a County Road to Jefferson County, Missouri:

1. A 35-foot wide dedication strip along Hillsboro-Valley Park County Road, shown on a Minor Subdivision Plat of Ruzicka Estate No. Two, being Part of Lot 7 of the Ruzicka Estate being located in Section 1, Township 43 North, Range 4 East, Jefferson County, Missouri, in Council District #1.

WHEREAS, the Jefferson County, Missouri, Council desires to receive and accept the dedicated interest in the real property.

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

Section 1. The County accepts the dedication of the real property interests included in the following plat in a strip of real property along County Roads to Jefferson County, Missouri:

1. A 35-foot wide dedication strip along Hillsboro-Valley Park County Road, shown on a Minor Subdivision Plat of Ruzicka Estate No Two, being Part of Lot 7 of the Ruzicka Estate being located in Section 1, Township 43 North, Range 4 East, Jefferson County, Missouri, in Council District #1.

Section 2. 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.

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BILL NO.: 13-0809

AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, COUNCIL AUTHORIZING THE ISSUANCE OF NEIGHBORHOOD IMPROVEMENT DISTRICT BONDS (MARK DRIVE NEIGHBORHOOD IMPROVEMENT DISTRICT PROJECT), SERIES 2013; AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY THEREOF.

WHEREAS, pursuant to Article III, Section 38(c) of the Constitution of Missouri, and Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended, named the Neighborhood Improvement District Act (the “Act”), and all other provisions of the laws of the State of Missouri applicable thereto, by proceedings duly had, Jefferson County, Missouri (the “County”) has duly authorized and created the Mark Drive Neighborhood Improvement District (the “District”);

WHEREAS, the District was created to finance the Mark Drive Sanitary Sewer Extension Project (the “Project”), said Project consisting of the acquisition, construction, extension and equipping of sanitary sewer improvements within the District;

WHEREAS, pursuant to Ordinance No. 12-0187 adopted on April 9, 2012, the County issued its Municipal Temporary Notes (Mark Drive Neighborhood Improvement District Project), Series 2012A (the “Prior Notes”) in the aggregate principal amount of not to exceed \$440,000 to finance certain costs of the Project; and

WHEREAS, the County desires to refund all of the outstanding Prior Notes through the issuance of the County’s Neighborhood Improvement District Bonds (Mark Drive Neighborhood Improvement District Project), Series 2013 (the “Bonds”) for the purpose of (a) refunding the Prior Notes, (b) reimbursing the County for certain costs of the Project paid during construction, (c) funding a debt service reserve fund for the Bonds, and (d) paying the costs of issuance of the Bonds.

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

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Section 1. Approval of Execution and Delivery of the Bonds. The County Council hereby authorizes and approves the execution, delivery and sale by the County of the Bonds in the aggregate principal amount of \$[**Principal Amt**] for the purposes set forth in the recitals to this Ordinance. The Bonds shall mature, be subject to redemption, bear interest at the rates and be secured as provided in the herein-approved Trust Indenture.

Section 2. Authorization of Documents. The County is hereby authorized to enter into the following documents (the “Financing Documents”), in substantially the forms presented to and approved by the County Council at this meeting and attached to this Ordinance (copies of which documents are on file in the office of the County Clerk and shall be permanently filed in the records of the County), with such changes therein as shall be approved by the officers of the County executing the documents, such officers’ signatures thereon being conclusive evidence of their approval thereof:

(a) Trust Indenture by and between the County and UMB Bank, N.A., as trustee (the “Trustee”) (attached hereto as Exhibit A);

(b) Bond Purchase Agreement by and between the County and Stern Brothers & Co. (attached hereto as Exhibit B);

(c) Tax Compliance Agreement by and between the County and the Trustee (attached hereto as Exhibit C); and

(d) Official Statement to be dated the date of execution and delivery of the Bond Purchase Agreement (in the form of a Preliminary Official Statement which is hereby approved and attached hereto as Exhibit D).

Section 3. Execution of Documents. The County is hereby authorized to enter into and the County Executive, the Director of Administration and the County Clerk (or Deputy County Clerk) are hereby authorized and directed to execute and deliver, for and on behalf of and as the act and deed of the County, the Financing Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 4. Use of Official Statement. The County hereby authorizes the use of the Official Statement in connection with the sale of the Bonds.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. If any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the County Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Further Authorization. The County Executive and the Director of Administration are hereby authorized and directed to execute and deliver for and on behalf of the County, and the County Clerk (or Deputy County Clerk) is hereby authorized and directed where appropriate to attest, all certificates, documents, agreements or other instruments in connection with the issuance of the Bonds and to carry out, comply with and perform the duties of the County with respect to the Financing Documents. The County Executive and the Director of Administration are hereby authorized and directed to take any and all actions, as may be necessary, desirable, convenient or proper to carry out and comply with the provisions of all agreements or contracts, necessary or reasonably incidental to the implementation of this Ordinance.

Section 9. Effective Date. Ordinance shall be in full force and effect immediately upon approval.

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BILL NO.: 13-0723

AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI, TO ESTABLISH AND IMPLEMENT A MASTER PLAN PROVIDING DIRECTION OF THE JEFFERSON COUNTY DEPARTMENT OF PARKS AND RECREATION.

WHEREAS, The Jefferson County Charter established a Jefferson County Department of Parks and Recreation; and

WHEREAS, The Jefferson County Department of Parks and Recreation is charged with the operation and management of the Parks and Recreational programs provided to the citizens of Jefferson County; and

WHEREAS, The Jefferson County Department of Parks and Recreation is financed with public funds; and

WHEREAS, Development of parks, recreational facilities and recreational programs shall be based upon public good; and

WHEREAS, The Jefferson County Board of Park Commissioners recognized the importance of developing a long range development plan; and

WHEREAS, The Jefferson County Board of Park Commissioners requested the support of the University of Missouri extension office for assistance with the development of a Master Plan for the Jefferson County Department of Parks and Recreation; and

WHEREAS, The Jefferson County Board of Park Commissioners recognized the value of public input and support for public park development; and

WHEREAS, The Jefferson County Board of Park Commissioners conducted public meetings and public surveys to determine the needs and wants of Jefferson County residents; and

WHEREAS, The Jefferson County Board of Park Commissioners accepted and approved the Jefferson County Department of Parks and Recreation Master Plan 2013 on February 5, 2013; and

WHEREAS, The Jefferson County Board of Park Commissioners has recommended approval of Jefferson County Department of Parks and Recreation Master Plan 2013 as set-forth within Exhibit “A” which is attached hereto, and

WHEREAS, The Jefferson County Board of Park Commissioners has submitted the Jefferson County Department of Parks and Recreation Master Plan 2013 to the Jefferson County Executive and Jefferson County, Missouri, Council for consideration and action; and

WHEREAS, The Director of the Jefferson County Department of Parks and Recreation encourages the implementation of the Jefferson County Department of Parks and Recreation Master Plan 2013 as set-forth in Exhibit “A”, attached hereto and incorporated herein; and

WHEREAS, A public hearing was held on July 22, 2013, at a regular meeting of the Jefferson County, Missouri, Council, for public comment and input; and

WHEREAS, Jefferson County shall execute the Jefferson County Department of Parks and Recreation Master Plan 2013 to allow the for the development of public parks, recreational facilities and recreational programs for use by the general public in accordance with established policies as funds become available.

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

Section 1. The Jefferson County, Missouri, Council hereby approves the Jefferson County Department of Parks and Recreation Master Plan 2013 as set-forth in Exhibit “A” and which shall be kept on file with the Department of the County Clerk.

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Section 2. The County shall, under the supervision of the Director of the Jefferson County Department of Parks and Recreation, and by and through the County Executive, implement the Jefferson County Department of Parks and Recreation Master Plan 2013 and develop and implement policies and procedures regulating use of public parks, recreational facilities and recreational programs developed by the Jefferson County Department of Parks and Recreation as set-forth in Exhibit “A”.

Section 3. 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.

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Examined, and Approved at the Council Meeting on August 26, 2013

	<i>Vote</i>	<i>Signature</i>
District 1, Don Bickowski	<u>Yes</u>	_____
District 2, Renee Reuter	<u>Yes</u>	_____
District 3, Robert Boyer	<u>Yes</u>	_____
District 4, George Engelbach	<u>Yes</u>	_____
District 5, Terri Kreitler	<u>Yes</u>	_____
District 6, Cliff Lane	<u>Yes</u>	_____
District 7, Kelly Waymon	<u>Yes</u>	_____