

**FILED**

MAY 31 2024

JEANNIE GOFF  
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0519

ORDINANCE NO.: 24- 0227

INTRODUCED BY: COUNCIL MEMBER(S) Stallman

1           **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**  
2           **GRANT A PERMANENT UTILITY EASEMENT TO UNION ELECTRIC**  
3           **COMPANY D/B/A AMEREN MISSOURI, FOR THE PURPOSE OF**  
4           **INSTALLATION AND MAINTENANCE OF ELECTRIC SERVICE AT THE**  
5           **NEW FACILITY SERVICES DIVISION MAINTENANCE BUILDING, 10737**  
6           **BUSINESS 21, HILLSBORO, MISSOURI, LOCATED IN COUNCIL DISTRICT**  
7           **6.**

8           **WHEREAS**, Jefferson County Public Works (hereafter, "County") has been  
9           approached by Union Electric Company d/b/a Ameren Missouri, (hereafter, "Ameren") to  
10          grant a permanent utility easement on County-owned property, for purposes of  
11          installation and maintenance of electric service at the address 10737 Business 21,  
12          Hillsboro, Missouri 63050; and,

13          **WHEREAS**, electric service needs to be established and maintained by Ameren  
14          at the Facility Services Division maintenance building in order to make the facility  
15          functional for building users; and,

16          **WHEREAS**, the Public Works Director recommends that the County should  
17          authorize and grant this easement to Ameren for the installation and maintenance of  
18          electric service at the Facility Services Division maintenance building; and,

1           **WHEREAS**, Jefferson County, Missouri finds it is in the best interest of the  
2 County to grant Ameren a permanent utility easement in order to install and maintain  
3 electric service to the Facility Services Division maintenance building. A copy of said  
4 easement is attached hereto as Exhibit “A”.

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

7           Section 1:     The Jefferson County, Missouri, Council authorizes the County  
8 Executive to grant a permanent utility easement on behalf of Jefferson County. A copy of  
9 said easement is attached hereto as Exhibit “A” and incorporated by reference.

10          Section 2:    A copy of the easement shall be maintained by the Department of  
11 the County Clerk consistent with the rules and procedures for the maintenance and  
12 retention of records as promulgated by the Secretary of State.

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

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

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

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene F. Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>absent</u>
Council Member District 6, Daniel Stallman	<u>absent</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 28 DAY OF May, 2024:

**PASSED**  **FAILED**

Charles Groeteke  
Charles Groeteke, County Council Chair

Ashley J. Fears as Designee  
Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 28 DAY OF may, 2024.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

**ATTEST:**

  
\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: 

First Reading: 05-13-2024

Second Reading: 05-28-2024

Third Reading: 05-28-2024



**ORDINANCE NO.**

24-0227

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**REMS INFORMATION**

Agreement ID: UEC-202404-55323

Project ID: 72286

**EASEMENT**

(Underground Electric)

10737 Business 21  
Jefferson County  
Meramec Valley District

KNOW ALL MEN BY THESE PRESENTS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that **JEFFERSON COUNTY, MISSOURI, AND COUNTY OF JEFFERSON, STATE OF MISSOURI**, its successors and assigns, whether one or more and whether an individual, individuals, a corporation, or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of One and No/100th Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto **UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**, a Missouri corporation, its successors and assigns (hereinafter "Grantee"), a perpetual easement (hereinafter "Easement") with the right, privilege, and authority of Grantee, its agents, contractors, and subcontractors to survey, stake, construct, reconstruct, replace, use, operate, maintain, patrol, inspect, protect, repair, relocate, modify, add to the number of, abandon or retire in place, and remove an electric and communication line or lines consisting of wires, cables, conduits, fixtures, appliances, and other appurtenances thereto, including above-ground transformers, cabinets, and pedestals (hereinafter individually and collectively "Facilities"), together with all rights and privileges for the exercise and enjoyment of the Easement rights and the authority to extend to any other party the right to use, pursuant to the provisions hereof, upon, over, across and under the following described land in Section 3, Township 40N, Range 04E, of the 5th Principal Meridian, in Jefferson County, State of Missouri, to-wit:

A twenty (20') foot wide strip of land being part of the NE ¼ of the SW ¼ of Section 3, Township 40 North, Range 4 East as evidenced by a deed recorded in Deed Document No. 2005R-067292 in the Jefferson County, Missouri Recorder's office.

The strip where the Grantee's facilities shall be located hereunder ("Easement Strip") shall be twenty feet (20') the centerline of which shall be the centerline of Grantee's facilities, as-built. Said strip of land shall generally and as nearly practicable as shown illustrated on the drawing marked Exhibit A hereto attached and made a part thereof.

Parcel No. 17-2.0-03.0-3-001-004

(hereinafter "Easement Area").

Grantor also conveys the right of ingress and egress to and over the Easement Area and premises of Grantor adjoining the same, for all purposes herein stated, together with the right to trim, control the growth, cut and remove or cause to be removed at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, over-hanging branches, and other obstructions upon, over, and under the surface of said Easement Area and of the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder, endanger the safety of the Facilities, or in order for Grantee to maintain compliance with the minimum clearance requirements of the National Electric Safety Code.

Grantee shall be responsible for actual damages (except the trimming, controlling of growth, cutting, and removal of trees and other vegetation) occurring as a result of the Grantee's exercise of the Easement rights hereinabove conveyed and shall reimburse the owner thereof for such loss or damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the Easement Area and has the full right and authority to grant this Easement, (2) that Grantee may quietly enjoy the Easement for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the Easement rights hereinabove conveyed.

This Easement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement to be executed on the date hereinabove written.

**JEFFERSON COUNTY, MISSOURI, AND COUNTY OF JEFFERSON, STATE OF MISSOURI**

(Signature)\_\_\_\_\_

Print Name/Title\_\_\_\_\_



**ALL PURPOSE NOTARY ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names):

\_\_\_\_\_  
 PRINT NAME/TITLE

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

<b>Capacity Claimed By Signator(s)</b>			
<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)	_____	_____	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)	_____	_____	<input type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact	_____	_____	_____
<input type="checkbox"/> Conservator(s)	_____	_____	_____
<input type="checkbox"/> Guardian(s)	_____	_____	_____

\_\_\_\_\_  
 My Commission Expires

\_\_\_\_\_  
 Notary Public

Prepared By: MARY D. KIMBROUGH

Return To: 1901 CHOUTEAU AVE., MC700, ST. LOUIS,  
 MO 63103

MDK  
 WR#: KB05690  
 Facility Name:  
 [location reference or coordinates]  
 04/25/2024



**EXHIBIT A**  
**KB05690**  
**10737 BUSINESS 21**  
**HILLSBORO, MO 63050**  
**4/10/24**

Ameren to secure an as built  
easement for underground facilities  
20' wide and extending 350' north of  
ROW.

Parcel ID: 17200303001004  
Owner: JEFFERSON COUNTY  
Legal: PT NE1/4 SW1/4  
Section: 3, Township: 40, Range: 4



WR # <b>KB05690</b>	PREFIX / VOLUME / PAGE <b>10 69 6908</b>	HIGHEST VOLTAGE <b>34KV</b>	FEEDER <b>168053</b>	OPERATING CENTER APPROVAL <b>JEFFERSON</b>	<b>QUES</b>		 OPERATING CENTER <b>JEFFERSON</b>
CUSTOMER <b>JEFFERSON COUNTY</b>	MUNICIPALITY <b>HILLSBORO</b>	WURNENBERG GRID <b>27Q 46</b>					
LOCATION <b>10737 BUSINESS 21, 63050</b>	ESTIMATED BY <b>KRISTY BLECHA</b>	SHEET # <b>1 OF 1</b>	DRAWING DATE <b>4/10/24</b>				



I hereby certify under section 50.660 RSMo there is either: (1) a balance of funds, otherwise unencumbered, to the credit of the appropriation to which the obligation contained herein is chargeable, and a cash balance otherwise unencumbered, in the treasury, to the credit of the funds from which payment is to be made, each sufficient to meet the obligation contained herein; or (2) bonds or taxes have been authorized by vote of the people and there is sufficient unencumbered amount of the bonds yet to be sold or of the taxes levied and yet to be collected to meet the obligation in case there is not a sufficient unencumbered cash balance in the treasury.

  
\_\_\_\_\_  
**County Auditor**