



Monday, January 25, 2021
CITY COUNCIL REGULAR MEETING AGENDA

Jennings via Tele-meeting Council Meeting @ 7:00 pm

Time: Jan 25, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88489589679?pwd=Yjlrbjh4ejA5bDB0dnJXN0dvd3BDZz09>

Meeting ID: 884 8958 9679

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All meetings are recorded

For accommodations due to disability, please call City Hall at 314-388-1164, or Relay Missouri (TDD) at 1-800-735-2460, 72 hours in advance of the meeting.

Meeting posting date: _____ initials by: _____

A. PUBLIC HEARING(S)

1. • Petition for Conditional Use Permit to operate a gas station and convenience store at 5220, 5201, 5260 Jennings Station Road and 5257 Helen, Jennings, MO 63136 in the C-2 Shopping and Service Commercial District as Speedway, LLC under NAICS code #447110
2. • Petition for Conditional Use Permit to be allowed to sell wine and beer at a gas station and convenience store 5220, 5201, 5260 Jennings Station Road and 5257 Helen, Jennings, MO 63136

B. REGULAR MEETING

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of the minutes from the Regular Meeting of December 21, 2020

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS AND REQUESTS

1. Presentation by KAI Architecture Firm
2. Presentations by Departments - Public Works, Courts, Finance Department
3. Comments by public. (Please sign in. Comments are limited to 3 minutes. See Decorum Ordinance.)
4. Councilmember's Reports (Reports are limited to 10 minutes. See Decorum Ordinance)
5. Mayor's Report

D. MONTHLY DEPARTMENTAL REPORTS

1. Finance Department
2. Courts
3. Jail Report
4. Building Department
5. Sewer Lateral
6. Economic Development Report
7. Public Works Report

- 8. Recreation Department
- 9. St. Louis County Police Department
- 10. North County Fire & Rescue
- 11. Emergency Management
- 12. Approval of monthly reports

E. REPORTS OF COMMITTEES

- 1. Ways & Means and Public Safety Committee
- 2. Public Works & Building Committee
- 3. Parks & Recreation Committee
- 4. Policy and Ordinance Committee
- 5. Municipal League
- 6. Planning Commission
- 7. Youth Commission
- 8. Senior Commission

F. LEGAL BUSINESS (Proposed Ordinances)

- 1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO SPEEDWAY, LLC, TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE WITH 16 AUTOMOBILE FUELING LANES UNDER A CANOPY AND 3 COMMERCIAL FUELING LANES UNDER A CANOPY AT 5220, 5201 AND 5260 JENNINGS STATION ROAD AND 5257 HELEN AVENUE IN THE CITY OF JENNINGS, MISSOURI.
- 2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO SPEEDWAY, LLC, TO OPERATE A CONVENIENCE STORE AND GAS STATION AND SELL PACKAGED WINE AND BEER AT 5220, 5201 AND 5260 JENNINGS STATION ROAD AND 5257 HELEN AVENUE IN THE CITY OF JENNINGS, MISSOURI.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

- 1. Approval of a replacement contract for Womack Barber Shop - TIF Redevelopment Agreement
- 2. Approval of the special permit for Concealed and Carry Classes
- 3. Approval of the monthly bills for payment

I. MAYOR'S CLOSING REMARKS

J. CLOSED SESSION, LEGAL, REAL ESTATE AND PERSONNEL (RSMO 610:021-1, 2, 3)

- 1. Legal (RSMO 610:021-1)
- 2. Real Estate (RSMO 610:021-2)
- 3. Personnel (RSMO 610:021-3)

K. Adjournment

- 1. Adjournment



**Minutes of the City Council Regular Meeting
Telemeeting Via Zoom Video
January 25, 2021
Regular Council Meeting 7:00 p.m.**

The two thousand four hundred and fourteenth meeting of the Jennings City Council was held on Monday, January 25, 2021, at 7:00 p.m. via Zoom Video.

A. PUBLIC HEARING

1. Petition for Conditional Use Permit to operate a gas station and convenience store at 5220, 5201, 5260 Jennings Station Road and 5257 Helen, Jennings, MO 63136 in the C-2 Shopping and Service Commercial District as Speedway, LLC under NAICS code #447110

Mayor Austin opened the public hearing at 7:01 pm. Mike Bergman, Speedway, explained that they are requesting two Conditional Use Permits. They are proposing to 4600 square foot convenience store, operating hours of 24 hour-365 days per year. He said that they intend to employ fifteen (15) to twenty (20) people with organization amongst three shifts. Mike said that the product offerings they intend to have offer gasoline, diesel, and DEF (diesel exhaust fluid). He said that the convenience store will offer food, coffee, snacks, beer, and wine. He said that they will be offering merchandise that will be displayed out front like propane, windshield washer fluid, and ice. Mike said that on the property will also be amenities like an air machine for tires and seasonal displays.

Mike explained that Speedway has applied for a Conditional Use Permit for the establishment of the business and the second Conditional Use Permit is to sell beer and wine. He showed the site plan of the store with the alcohol sale area was marked in red. He explained that cases of packaged beer will be available, 4 reach-in coolers and a half of one door will house wine, and the rest will be placed on an endcap.

He said that Speedway is proposing fueling lanes for automobiles at the front of the store with eight (8) pumps and plenty of parking. Mike said that behind the store will be another canopy for commercial fueling lanes. He showed depictions of the site plan and layout of the Jennings convenience store.

Mike asked if anyone had questions. Councilwoman Brown asked if the items outside would be collected first, then a customer would go inside to purchase the item. He said that the customer would pay for the item first then go outside to pick it up. Councilwoman Clower asked about the employee shifts because she was concerned about the night shift staff. Mike said that there is a standard at nighttime, with fewer people to service. He pointed out a safety feature of the property, a checkout counter enclosed in bullet-proof plexiglass. Councilwoman Clower asked if the location was a police substation. Mike said that they intend on keeping window visibility high and the property well-lit inside and outside. He said that there will be eleven (11) cameras outside to be monitored from headquarters in Daton, OH. Councilwoman Clower expressed concern about the trash collection area. Mike said that there are plans to install six (6) to eight (8) foot fences erected to protect the view of the residential area, along with trees planted between the commercial and residential area. Councilwoman Clower asked about cleaning behind the property, near the dumpster enclosure. Mike said that the property will be serviced by the local trash company but on a more regular basis and that service representatives of the gas station will be policing the area at least once per shift. Adam Forster, Division Project Manager of Speedway, said that service representatives help clean the area to maintain the appeal of the property which is a part of their job duties.

Councilwoman Brown said that there are regular Business Watch meetings and asked if a Speedway representative could attend the meetings. Adam said that he was sure that a representative from Speedway could attend those. She hoped that they could share their property

cleanliness policy and tactics with other Jennings business owners to encourage them to follow suit.

Councilman Johnson said they mentioned that in the Planning Commission meeting, there could be an issue with the St. Louis County Department of Transportation (DOT) with the automobile entrance and exit and the commercial vehicle entrance and exit of the property from Jennings Station Road. Mike said that they did a traffic impact study that shows they need to add an entry lane to ease potential traffic issues. He said that with the St. Louis County DOT guidance, they have decided to move the truck entrance as far as they could away from the automobile entrance. He said that they are awaiting a response from St. Louis County DOT with comments to know how to proceed.

Mayor Austin closed the hearing at 7:24 p.m.

2. Petition for Conditional Use Permit to be allowed to sell wine and beer at a gas station and convenience store 5220, 5201, 5260 Jennings Station Road and 5257 Helen, Jennings, MO 63136

Mayor Austin opened the hearing at 7:25 p.m. asked for anyone speaking for the Conditional Use Permit. Irvetta Williams, Economic Development Consultant, asked Mike to expand on the permit.

Mike said that he spoke on it in the earlier hearing. He said that Speedway intends for the beer and wine to be displayed in a walk-in cooler, reach-in coolers- three (3), and one with half stocked with wine. He said that they also intend on a display of warm beer located on an end cap.

Mayor Austin closed the hearing at 7:27 p.m.

B. REGULAR MEETING

1. Call to Order - The meeting was called to order at 7:28 p.m.

Mayor Austin asked for a moment of silence for Trustee Carmen McClendon-Roberts, who served the Village of Uplands Park. She said that Ms. Clendon-Roberts passed the third week of January following a COVID-19 diagnosis.

2. Roll Call

Council members present: Allan Stichnote, Miranda Jones, Terry Wilson, Jane Brown, Phyllis Anderson, Gary Johnson, Lorraine Clower, and Aja Owens.

Council member(s) absent: None.

Also present: Mayor Yolanda Austin; Deletra Hudson, City Clerk; and Sam Alton, City Attorney.

3. Approval of the Agenda

On the motion made by Councilman Wilson, seconded by Councilwoman Clower, the City Council approved the agenda for the meeting. All in favor; none opposed.

4. Approval of the minutes from the Regular Meeting of December 21, 2020.

On the motion made by Councilwoman Clower, seconded by Councilman Wilson, the City Council approved the minutes from the Regular Meeting of December 21, 2020. All in favor; none opposed.

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS, AND REQUESTS

1. Presentation by KAI Architecture Firm

Mayor Austin asked for a representative from KAI Architectural Firm to speak. Joel Kerschen of KAI thanked everyone for the opportunity to present. He said that KAI has been working with City staff for almost a year in the planning process. He said that he was joined by Mike Kennedy, Mike

Pratl, Eric Kiesler, and Julia Montroy, and Jake manse of DTLs. He asked Julia to discuss the site plans. Julia said that the site plan focused on the expressed basic needs of the City and the nearby senior community, which included 90 space parking lots and space for future development. She said that the site plans that they have presented offers opportunity for growth, strolling paths, and could be programmed for more fountains in years to come. She explained that the site plans focus on two options: Option A, which features City Hall on the left of the site, and Option D, which features City Hall on the right. Julia said that the buildings are situated on the property on those specific areas due to the existing drainage pipes.

Julia discussed site plan Option A. She described the plan as having a gray road going to City Hall which is located on the left and the Community Center located on the right of the property. She said that the Community Center parking was located right in front of the building with side entrances connecting to the plaza. Julia said that the staff parking was close to the separate staff entrance, with the Mayor's parking space around the back of City Hall. She said that they have considered pedestrian circulation and designed the sidewalks to connect with the senior living community, Northview Elementary School, and Jennings Senior High School. The senior community is within five (5) minute walks to the City Center and it is a seven (7) to ten (10) minute walks from the nearby schools.

Julia said that both site plan options have a park; Option A uses existing land contours for sustainable drainage and watering of property. She explained that landscape planning is important. Joel indicated that the plan does allow for expansion of the Community Center if the City desired.

Julia introduced site plan Option D, which featured the Community Center located on the left and City Hall on the right of the property. She said that the alignment is focused on City Hall than on the Community Center. She described Option D as having a more formal approach, featuring the town square plaza in the middle of the drive that allows for parking and could host farmer's markets or health fairs. Julia said that the Community Center would be tucked to the left amidst the parking area. She said that the parking area is similar to Option A, staff parking would be an easy walk and the Mayor's parking would be around the back of City Hall. Julia said that they planned the emergency circulation along the edges of the property on both site plans. She said that the site amenities featured walking paths and water collection between the buildings, with a large bridge over the existing drainage area. She said they intend to program the landscaping to allow buffering between the residential area and the City Center. Joel said that the Community Center area of Option D allows for more expansion. He showed both the plans side-by-side for comparison.

Councilwoman Jones asked if the lot near Jennings Station Road was owned by the City. Mayor Austin said that the area near Jennings Station Road was commercial. Joel said that the property went a little further to Berkay Avenue. Councilwoman Jones was concerned about the visibility of the City Center if another commercial entity were to erect something next to it.

Alice Wilson expressed her concern via chat about Option A having a long-distance from handicap parking to the buildings. Julia said that both Option A and D have equal distances between the handicapped parking and the buildings.

Councilman Johnson said that in the past, there was an issue with Missouri Sewer District (MSD). He asked if KAI has given any consideration to the user load on the existing water drainage issues of the property. Joel said MSD recommended looking at the site's pervious ground, and they have taken note to limit the water runoff from the buildings to equate the amount that the grassy area collects now. Councilman Johnson suggested another drain runoff field. Joel said that this is the moment to identify those kinds of issues, establish how much water flows off the property, and design to focus on meeting that threshold. Joel said that it was good to hear the history and listen to those kinds of concerns.

Mayor Austin thanked KAI, the City Administration team, and Irvetta Williams for their hard work on this project.

2. Presentation by Departments – Public Works, Courts, Finance Department

Jim Maixner, Public Works Director, presented a certificate of appreciation for Vinson Rhone, Public Works Foreman, who recently obtained his curbside pesticide license. Jim said that Vince

spent 27 hours or more studying for the exam. He said that no one on the City staff has had the license for about four (4) to five (5) years which is for internal use. Jim wanted to recognize Vince for his accomplishment.

Mayor Austin said that the Court Department is issuing a certificate of appreciation for Iesha Johnson for her personal integrity and a positive attitude. She said that Iesha had stepped up while going through the transition to host court via Zoom.

Mayor Austin said that there was no other employee appreciation, yet the City expects the Finance Department will have a presentation next month.

3. Comments by the public. (Please sign in. Comments are limited to 3 minutes. See Decorum Ordinance.)

Yolonda Fountain Henderson, 8822 Sumter Drive, reported that there was graffiti on Lillian Avenue. She reported that the median near the White Castle on Jennings Station Road had trash dumped on it. Ms. Henderson asked when the gates on Jennings Station Road.

Ms. Henderson said that when she worked the food pantry near Gladys Avenue and Hamilton Avenue in December there was trash debris. She said that residents in that area cannot turn around due to all the debris that has built up. Ms. Henderson reported that people have been driving around the barricades that was placed in Ward 1 and into some resident's yards. She told Jim that the light in the Jennings School District near Gary Gore Elementary School on Dorwood Drive was out.

Ms. Henderson said that a video surfaced that was filmed in City Hall by a first amendment auditor. She noticed that some City staff members were not wearing a mask. She pointed out that Councilman Stichnote was not wearing a mask in the video. She believed that we need to be serious about COVID-19. She commented that when she calls City Hall that the receptionist is rude to her and the receptionist was rude to the auditors. Ms. Henderson asked why the police were called in response to those auditors filming and going around City Hall. Sam Alton, City Attorney, said that the purpose of the people came into City Hall to harass City officials. He advised City staff to stop speaking with them and call the police to have them removed for trespassing.

Mayor Austin asked Jim to respond. Jim said that regarding the graffiti on the building off Helen Avenue and Lillian Avenue, and letters have been sent to the property owner. He said that the trash on Hamilton Avenue was brought to his attention on Friday, January 22, 2021, by Councilwoman Owens and he has set up a camera in that area to keep an eye on trash dumping. He said that the graffiti had been painted over with white traffic paint at 4900 Jennings Station Road. He said that there is a contract signed for the fence repair on Jennings Station Road and he has been keeping people updated on the repair status that was delayed due to COVID-19 restrictions.

Jim said that behind Ellison Drive and Clarion Drive that he would like to put up more barricades to protect those resident's yards from traffic going around the barriers. He is waiting on residents to send letters requesting the barrier be placed. He said that he purchased extra barricades ahead of time, keeping situations like drivers going around the barricades in mind. He said that he needs request letters from residents so that he can place the barricades higher to their property lines to slow down drivers attempting to go around the barricades. He promised to check the light near Gary Gore Elementary School before reporting to work the following day. Mayor Austin asked Schona McClellon, Director of Housing & Economic Development, to follow up on the letter that went to Elliott Henry the following day.

Yvette Muhammad, 1935 Damato Court, was unable to speak for herself due to technical difficulties. Councilwoman Clower spoke for her. She said that she had a plumbing inspection done by the City and the inspector found something that needed to get fixed. She said that Ms. Muhammad paid for the first inspection, after the repair was made, she had to get it inspected again, they charged her another \$20 for the inspection. Schona McClellon, Director of Housing and Economic Development, said that Ms. Muhammad was not pleased with some Building Department policies overall. For example, there was an occupancy permit issue where she was given a predication list, then after pulling the permit, Ms. Muhammad was not pleased to hear that she would be paying for the additional inspection cost. Schona said that Ms. Muhammad informed her that she would appeal to the City Council for a Building Department policy change.

4. Councilmember's Reports (Reports are limited to 10 minutes. See Decorum Ordinance)

Councilwoman Jones greeted everyone. She said that she saw the video from the first amendment auditors that came to City Hall in 2020 that Ms. Henderson referenced. She said that she was also disturbed that people like the first amendment auditors can come into private areas. Councilwoman Jones asked what the protocol was about this because, after what happened the Capitol Building in DC, she was disturbed. She would like public servants to feel protected. Councilwoman Jones asked if there was training available and a plan in place if it happens again.

Councilman Wilson asked if she viewed the other videos made by the first amendment auditors when they went to other municipalities. He said that people like those auditors go around the country videotaping public offices. Mayor Austin said that there are procedures in place. Councilwoman Jones said that she was concerned with staff protection and they should not feel disturbed.

Councilwoman Jones said that there has been a lot of conversation about the COVID-19 vaccine. She said that unfortunately, the State of Missouri was amongst the last states to receive the vaccine. She encouraged everyone to pre-register for the COVID-19 vaccine. Councilwoman Jones recalled that when the pandemic first began, the Jennings zip code was amongst the highest of COVID-19 cases in St. Louis County.

Councilwoman Jones said that she has heard gunshots, residents have been calling her and she reassured them that the police are working on it. She said to Capt. Law that she would contact him regarding an incident near Simmons Drive where a resident's vehicle was hit. She said that the resident has noticed that there has been a person loitering outside near their home. Councilwoman Jones wants the resident to feel safer in their community especially because they get off work late because they feel threatened by that person.

Councilwoman Jones said that she appreciated serving with the City of Jennings councilmembers.

Councilman Stichnote greeted everyone. He thanked Jim for the barricades near private properties. He asked Jim if the street sweeper was working. Jim said that the replacement part that was sent to Public Works was incorrect, and the part is being replaced with the correct part at no shipping expense to the City.

Councilman Stichnote asked Schona for an update on the motorhome on Scottdale Avenue. Schona was unavailable due to technical difficulties. Capt. Law said that crime has been down in Jennings. Capt. Law said that it is going in the right direction with the help of additional resources. He reported that the Jennings precinct has had 100 felony arrests and was able to get 60 guns off the street.

Councilwoman Brown thanked the City for the assistance she receives at City Hall and the helpfulness of all the staff. She praised Officer McCrary and fellow Jennings precinct officers for the outreach to the community during the Christmas season and coat giveaway event in honor of Officer Snyder.

Councilwoman Brown reported that it was a joy to sit in on the Joint Committee meeting that works hard together to get things done. She reported that she attended the update that was given by Senator Cori Bush. She said that it was very informative, and she reported that someone on the call commented that the update was the first they have ever had. Councilwoman Brown said that she believed that was how things get done, which is a practice in the City Council and Committees.

Councilwoman Brown thanked the Jennings precinct officers for their extra effort to slow speeding drivers and balancing their time and activity with restrictions for COVID-19. She is hopeful that Jennings streets would no longer be used as speedways. She encouraged residents to continue to report speeding in Jennings.

She praised the Youth Commission for the giveaways that they hosted on Saturday, January 23, 2021. She reported that there was a steady stream of people attending the event and that it was a joy to see.

Councilman Wilson greeted everyone. He wished everyone a Happy New Year and commented that he believed the year had begun on a good note. He said that he received Councilwoman Brown's card in the mail, and he thanked her for it. Councilman Wilson thanked the City Council for honoring his dear friend who passed away with a beautiful tree which was planted in Koeneman Park and reported that there was a balloon release in the park to honor him.

Councilman Wilson thanked Sgt. Perez and Officer McCrary for responding to the disturbance in his neighborhood. He said that the nuisance was playing loud music, but the music had ceased since then. He reported that there was a new daycare opening on Halls Ferry Road and Cozens Avenue which he thought to be exciting.

Councilman Wilson said that the Jennings School District Board is still searching for their new Superintendent. He said that they have stopped accepting applications on Monday, January 25, 2021. Councilman Wilson said that there will be a meeting among the Jennings School District Board members in the next few weeks to review the applicants. He thought there will be a selection by the end of February 2021. He promised to provide more information on the coming steps of replacing the Superintendent. Councilman Wilson said that there will be a public forum once finalists have been selected and he encouraged community involvement.

Councilman Wilson yielded the last few minutes of his time to Councilwoman Jones. Councilwoman Jones suggested that there be a meeting to review the pros and cons of the barrier placement. She commented that she has heard both positive and negative comments from residents since they have been placed. She said that she has heard some suggestions that she would like to share, such as, opening a few streets like Garesche Avenue and perhaps talk about what is working and what is not working. Councilwoman Jones asked about speedbump placement and when that would be happening. Jim said that was set to start that week or perhaps moving into the first week of February. He said that before that happens, there will be letters going out to residents to keep them informed and the speedbumps will be placed on streets around Jennings schools, for example, Beulah Avenue, Florence Avenue, and College Avenue. Mayor Austin said that she will note that for the next committee meeting.

Councilman Wilson said that he wanted to share the last minute of his time with Ishmael Sistrunk. Mr. Sistrunk said that he was the Executive Committee Director for Riverview School District. He said that he wanted to let Jennings know of the petition for the Riverview Garden District tax levy decrease. He said that since the District received the tax levy decrease, their fiscal position has declined. The District is asking for a tax levy increase, called Proposition E for equity. Mr. Sistrunk intended to increase awareness of the proposition.

Councilman Wilson thanked him and provided Mr. Sistrunk's email in the meeting chat for anyone who may have questions about the Proposition. Mayor Austin thanked Mr. Sistrunk for speaking.

Councilwoman Anderson reported that she received a call regarding the Woodland School area. She requested a traffic study near there to Capt. Law because of the traffic issue on Sunbury Avenue. She wondered if that street could be made one-way, heading north. Capt. Law said he would investigate this issue the following day.

Councilwoman Anderson told everyone to stay safe and encouraged them to get vaccinated.

Councilman Johnson greeted everyone. Jim answered questions regarding the gates. Councilman Johnson inquired about the original bid contractor and installation on the gate. Jim said that the first contract was broken due to the delay from the original contractor. He said the secondary bid contract is a minority business owner. Councilman Johnson asked if at Marge Avenue and College Avenue that the lightbulb could be replaced on the streetlight. He reported that he could not find the number on the streetlight pole. Jim said that it was replaced with a 100-watt LED lightbulb by Ameren. Councilman Johnson appreciated Public Works Department coming to clean up the tires that were dumped in Ward 3.

Councilman Johnson asked about the demolition of buildings from the CDBG grant funds. He asked where the Building Department is was on getting the project completed. Schona said that they were working on buildings on the 2018-2019 list. She said that they just finished one process and sent out bids for demolition companies. Mayor Austin asked if there was a bid opening.

Schona said that the bids were sent to St. Louis County, two were received, and she will receive notification of selection from St. Louis County.

Councilman Johnson asked Capt. Law about the number of active warrants that were listed in the December 2020 Court Department report he provided to the City Council. Councilman Johnson commented that the Court reported 14 counts then there were 4,000 counts of active warrants that appeared in the report later. Sam said that one number would be monthly and the other is most likely the number of cases Year-to-Date. Capt. Law said he would get with the Court Department for clarification. Councilman Johnson asked about the placement of “No Loitering” signs from the Building Department and would like for it to be enforced. He received a phone call from a resident who was approached at a gas station while making a purchase. He said that other businesses were also interested.

Councilman Johnson asked about the Economic Development plan, because of the amount of sales tax collected being down in the 2020 year. He said that the purpose of the plan was to bring in funds. He asked what the plan was to bring in funds. Schona said that she would follow up with him on that. Mayor Austin said that Economic Development is continuing to do their best to bring businesses into the City, for example, Speedway gas station and convenience store. She said that the purpose of the comprehensive plan was to bring more businesses into the City of Jennings, which will increase revenue. She reminded Councilman Johnson that some changes in revenue were the fact that the City has had no home auctions due to the COVID-19 pandemic and has affected the amount of revenue that the City has seen in the 2020 year.

Councilman Johnson asked about the placement of speed limit signs for 20 mph in residential areas that were a part of the public safety plan. Jim said that he was pondering if that could be amended to 25 mph due to the cost to replace signs and law enforcement to regulate the speed limit. Councilman Johnson proposed the use of stickers to alter the speed limit numbers on the signs. Jim said because of the street signage standards for reflectivity, he was not sure that could work. Councilman Johnson asked about alternate funding for the replacement. Jim said that it was possible, and it could be discussed at another Ways and Means & Public Safety Committee meeting.

Councilwoman Owens greeted everyone. She began her report with a quote. She reminded everyone that mental health disorders are real. Councilwoman Owens said that someone struggling with depression was close to her mother had died.

She thanked the Building Department and Police Department for everything they do. Councilwoman Owens reported that the video made by first amendment auditors that was circulated was disturbing. She did not like how it was handled and pointed out that some people were not wearing masks and asked how the City could ask people to use a mask if they are not wearing a mask either. Councilwoman Owens expressed deep concern about Councilman Stichnote not wearing a mask. She believed that it should be taken seriously, and she requested that everyone wear a mask.

Councilwoman Owens found it strange to find out about the video on social media. She thought that this would qualify as a public safety concern. She asked why the City Council didn’t know about the video. She commented that they should not have to find out about this video or the church vandalism in Jennings from Facebook. Councilwoman Owens asked for transparency. Mayor Austin said that she did not know about the video, but that the City Council members were emailed about the first amendment auditors being in the area around the time the video was taken.

Mayor Austin said that the Municipal League sent out an email about the auditors coming to Missouri municipalities. She said that the information was shared with City staff, so they were warned. Councilwoman Owens believed that if the cameramen were of a different race, they would have been treated differently by the officers. She thought that it was mishandled.

Councilwoman Clower greeted everyone. She expressed concern about the trash dumping in Ward 4. She said that it was out of control and asked what could be done about it. She suggested a team be formed to focus on the trash dumping in Jennings and to create a plan to address trash dumping. She asked if the security guard that the City of Jennings employs to patrol the parks could also patrol areas where trash dumping occurs frequently. Mayor Austin asked if the hotline

telephone number to report trash dumping was shared with residents. Councilwoman Clower said that she was sharing the hotline telephone number, that she noticed it was posted on the electronic message board and she directed residents to City Hall to report the location of the trash dumping.

Councilwoman Clower reported that at a City property, 5469 Helen Avenue, someone had dumped trash. She believed it was getting worse. She reported that the dumpster at the Family Dollar on West Florissant and Wilborn Drive was not acceptable, it was ridiculous to see the state it was in. She commented that if the Family Dollar was in another neighborhood, it would not be neglected like that. Councilwoman Clower asked that the owner be held accountable for how it is being maintained. She said that the Ward 4 residents should not walk out their door to see the trash overflowing in the dumpster and on the ground, what kind of example are they setting for the children in that area. Councilwoman Clower said that it is the City's responsibility to hold Family Dollar accountable. Mayor Austin asked Capt. Law if she could coordinate a meeting with Officer Bakula, Schona, and Casionia Peebles-Miller, Code Enforcement Inspector, to discuss the trash at Family Dollar.

Councilwoman Clower asked if no houses are auctioned and they are not for sale, what is the next step as far as it being torn down or being on the demolition list. She said that when she had inquired about the demolition of some houses, the response had been that the Building Department is working on the 2017-2018 Demolition list. She claimed that some of those houses have been on the demolition list for over 30 years. From 2017-2019 some of those houses have been up for auction and have not been sold. Four were on the last auction, what can be done about those houses because they have been in this state of disorder for about 30 years.

Councilwoman Clower invited the City Councilmembers to visit the 5400 block of Helen Avenue to view the four homes on the hill and asked them to be honest with themselves if they would want to live in that area with those houses like that. Mayor Austin said that some people do come in later to purchase the house. She told Councilwoman Clower that she hears her speaking about something that happened 30 years ago. Mayor Austin said that within the last couple of years, the City has worked aggressively to get rid of these houses and tear them down. Mayor Austin said that the demolition cost of a home is \$15,000 to \$20,000, so the City tries to do as much as it can with the funds from the CDBG grant, yet there are some monetary limits. Mayor Austin asked Councilwoman Clower to send the address of the house that had been there for 30 years and she repeated that the use of the CDBG grant funds is a long process. She said that she would get the list to her and assured her that she does hear her concern. Councilwoman Clower expressed her concern because the first demolition list she received as she was elected, the homes to be demolished were in Ward 3.

Councilwoman Clower said that she had a resident at 5473 Helen Avenue, she had spoken with Schona, who had letters sent and citations written about the state of his home. She asked what the next step was. She said that there is a house at 5350 Helen Avenue with a green Waste Management bag on the front lawn. She reported that was reported to Public Works, tickets were opened and then it was closed out on October 27, 2020; it was opened again later last year, then it was closed again on November 20, 2020. She asked why the tickets regarding the green Waste Management bag on the lawn keeps being closed out and what is the next step. Jim said that when they go to a house that is occupied, they close the ticket to avoid a potential altercation. He said that they don't always have the luxury of having a police presence when visiting a problem property.

Mayor Austin said that if she had gone to department heads to get something done and had not gotten any results, she advised that the next step was to come to her so she could follow up with department heads. Mayor Austin said that she had not heard of this situation from Councilwoman Clower, before coming to the City Council meeting. She asked Councilwoman Clower to give her the respect of bringing it to her attention so she can address it.

5. MAYOR'S REPORT

Mayor Austin thanked the department heads for all that they have been doing and their staff. She asked all councilmembers that may have some concerns, to give her the courtesy to meet with her with their concerns if they have not seen any results.

Mayor Austin reported that the City of Jennings newsletter for Winter 2020 was at the press as of Friday, January 22, 2021. She said that the City property auction went live on the website on Monday, January 25, 2021. She reported that there were no houses in Ward 2 for auction, the City is currently working on homes in Wards 1, 3 & 4. Mayor Austin explained that Ward 2 had no post third homes available at that the time. She said that the auction bid opening would be on Thursday, February 11, 2021, at 10 a.m., and conducted at City Hall. She asked everyone that has participated in the bid auction to be present at the bid opening Zoom call. Mayor Austin said that the houses will be open for bid from January 25, 2021, through February 5, 2021, with a 4:30 p.m. closing time for bid.

Mayor Austin reported a meeting with senior residents living in senior residences in the Jennings area through a Zoom call for the Neighborhood Watch. She said that it was a productive meeting and she was joined by Sgt. Perez and Officer McCrary. Mayor Austin said that they discussed crime trends, listening to senior resident concerns, upcoming activities via Zoom, and they worked on getting more contact info for senior residents that have telephones and getting those residents some assistance to help participate in Zoom video or by telephone.

Mayor Austin thanked Deletra Hudson, City Clerk, for signing the City of Jennings up through St. Louis County for COVID-19 vaccinations. Deletra and Willie Brandon, Recreation Director, are working together to bring the COVID-19 vaccinations to Jennings and coordinate vaccination distribution. She said that if you are interested in getting the vaccine, call 314-615-2660 or go to www.stlcorona.com to pre-register for the vaccine. Mayor Austin received reports from some senior residents that went through the vaccination process, they said that the experience was a tedious process. She said that they are volunteering to assist other senior residents with the vaccination process.

Mayor Austin said that she met with the Jennings Clergy Coalition during the third week of January. She reported that the meeting was a call to action regarding the vandalism that has affected the businesses along West Florissant Avenue, Hodiamont Avenue, and Hamilton Avenue. She was pleased to say that with the work of the Jennings Precinct detectives, they have been able to locate the vandal, who was then arrested. She thanked Wesley Bell, St. Louis County Prosecuting Attorney, who also assisted in the investigation. She said that representatives from the Prosecuting Attorney's Office met with the City of Jennings to listen to areas of concern and they have provided a 45-page document with recommendations and findings through St. Louis County. They are also working with the City of Jennings. Mayor Austin said that she will be meeting with Capt. Law to find a solution to curb the crime in the City.

D. MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the City Council approved the monthly department reports. All in favor; none opposed.

E. REPORTS OF COMMITTEES

1. Ways and Means & Public Safety Committee – Councilman Wilson reported that there was Joint Committee: Ways and Means & Public Safety Committee and Public Works & Building Committee. He reported that there was a presentation from KAI, which was similar to the public hearing given at 6 p.m. on January 25, 2021. He said that it was a robust and thoughtful conversation.

Councilman Wilson said that they discussed the site plans and site options for the new Jennings City Center to be brought to the City Council meeting to make their selection. He said that the decision that will be voted on will be between site plan Option A or Option D.

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the City Council voted in favor of selecting a site plan between Option A or Option D by casting votes; Councilman Johnson opposed. By the following roll call vote of councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Jane Brown, Phyllis Anderson, Lorraine Clower, and Aja Owens; Gary Johnson abstained.

Councilman Wilson shared the site plans on the Zoom call screen as councilmembers voted. By the following roll call of votes, the City Council voted in favor of site plan Option A: Allan

Stichnote, Miranda Jones, Terry Wilson, Jane Brown, Phyllis Anderson, Gary Johnson, Lorraine Clower and Aja Owens; Gary Johnson abstained.

2. Public Works & Building Committee – Councilwoman Anderson reported that there was a Joint Committee meeting.

3. Parks & Recreation Committee – Councilman Stichnote reported that there was no meeting.

4. Policy and Ordinance Committee – Councilwoman Jones reported that there was no meeting.

5. Municipal League – Councilman Wilson said that there was a legislative session in Jefferson City with a lot of bills being followed. He said that Senator Brown Williams proposed Bill 60 regarding police reform. He reported that Bills 163 & 386 are more directly related to municipalities and video franchising, which includes receiving tax funds from video streaming services like Hulu and Netflix. Councilman Wilson said that all the councilmembers should have received a detailed summary and if not, then he is willing to provide it to them.

Councilman Wilson reported that there will be a meeting on Thursday, January 28, 2021, at 6:30 p.m. with the General Membership. He also reported that the Executive Board Committee met often in January. He encouraged the City Council to attend the general meeting. Councilman Wilson said that Jason Hall, CEO of Greater St. Louis, Inc., will be speaking. He said that they will be voting at the meeting on the league Bylaws Amendments.

6. Planning Commission – Councilman Johnson reported that there was a joint meeting on January 7, 2021, which included the Architectural Review Board and Planning Commission. He said that they reviewed a petition from Speedway Gas Station and Convenience Store. He said that the Architectural Review Board voted in favor of the architectural plans for the Speedway location.

Councilman Johnson said that the Planning Commission met to discuss a Conditional Use Permit to operate an auto repair and tire service shop at 8949 Jennings Station Road, which was a former Firestone Auto Care shop adjacent to the Dollar Tree. He said the petition was tabled for the absence of professional drawings submitted by the petitioner. He reported that they also discussed the amendment of the C-2 Zoning District for a Conditional Use Permit Speedway Gas Station and Convenience Store.

7. Youth Commission – Report provided.

8. Senior Commission – no meeting.

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO SPEEDWAY, LLC, TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE WITH 16 AUTOMOBILE FUELING LANES UNDER A CANOPY AND 3 COMMERCIAL FUELING LANES UNDER A CANOPY AT 5220, 5201 AND 5260 JENNINGS STATION ROAD AND 5257 HELEN AVENUE IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilwoman Anderson, seconded by Councilman Wilson for Bill #2630. Sam did the first reading of the ordinance. On the motion made by Councilwoman Anderson, seconded by Councilman Wilson for the second reading, Sam did the second reading of the ordinance.

Bill #2630 became Ordinance #2568 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Miranda Jones, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Aja Owens.

2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO SPEEDWAY, LLC, TO OPERATE A CONVENIENCE STORE AND GAS STATION AND SELL PACKAGED WINE AND BEER AT 5220, 5201 AND 5260 JENNINGS STATION ROAD AND 5257 HELEN AVENUE IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilwoman Anderson, seconded by Councilman Wilson for Bill #2631. Sam did the first reading of the ordinance. On the motion made by Councilwoman Anderson, seconded by Councilwoman Clower for the second reading, Sam did the second reading of the ordinance.

Bill #2631 became Ordinance #2569 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Miranda Jones, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Aja Owens.

G. UNFINISHED BUSINESS – none.

H. NEW BUSINESS

1. Approval of a replacement contract for Womack Barber Shop – TIF Redevelopment Agreement

Councilman Johnson asked why the original bid contract was being replaced. Schona said that Myra Randle, Economic Development Specialist, was not able to reach the original contractor and that the bid amount did not change.

On the motion made by Councilwoman Anderson, seconded by Councilman Wilson, the City Council approved the replacement contract for Womack Baber Shop, TIF Redevelopment Agreement. All in favor; none opposed.

2. Approval of the special permit for Concealed and Carry Classes

On the motion made by Councilwoman Anderson, seconded by Councilwoman Brown, the City Council approved the special permit to host a Concealed and Carry Class at Norwood Hills Country Club on March 27, 2021. All in favor; none opposed.

3. Approval of the monthly bills for payment.

On the motion made by Councilman Wilson, seconded by Councilwoman Clower, the City Council approved the monthly bills for payment. All in favor; none opposed.

I. MAYOR'S CLOSING REMARKS

Mayor Austin thanked those who joined the City Council meeting and the councilmembers for working diligently for the City of Jennings.

J. CLOSED SESSION, LEGAL AND PERSONNEL (RSMO 610:021-1,2,3)

On January 25, 2021, on the motion made by Councilwoman Anderson, seconded by Councilman Wilson, the City Council approved a closed session for legal, real estate, and personnel (RSMO 610:021-1, 2, & 3) by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Jane Brown, Phyllis Anderson, Gary Johnson, Aja Owens, and Lorraine Clower; none were absent; none opposed nor abstained.

Closed Session – Legal, Real Estate, Personnel (RSMO 610:021-1, 2, & 3)

After a brief recess, the City Council members were all present and met in a closed session. Also present were Mayor Yolanda Austin; Sam Alton, City Attorney; and City Clerk, Deletra Hudson.

PERSONNEL – the following actions were taken:

Hire of Full Time Court Clerk

On the motion made by Councilman Wilson, seconded by Councilwoman Owens, the City Council approved the recommendation from Loretta Souter, Chief Court Clerk Administrator to hire Ashley Cooley as the Full Time Court Clerk pending all pre-employment background screenings. The recommendation was approved by the roll call votes of the following council

members: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none abstained; none were absent nor opposed.

Approval of the Promotion to Correctional Sergeant

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the recommendation from Lt. Pervis Jones to promote Terrell Shumpert from Corporal to Sergeant. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none abstained; none were absent nor opposed.

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the recommendation from Lt. Pervis Jones to promote Michael Neal from Corporal to Sergeant. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none abstained; none were absent nor opposed.

Hire of Full Time Correctional Officer

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the recommendation from Lt. Pervis Jones to hire Desire Wheeler as a Correctional Officer pending all pre-employment background screening. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none abstained; none were absent nor opposed.

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the recommendation from Lt. Pervis Jones to hire Anthony Perry as an alternate Correctional Officer in the event that Desire Wheeler does not meet the requirements to fill the position or another vacancy occurs. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none abstained; none were absent nor opposed.

Termination of Full Time Public Works Laborer

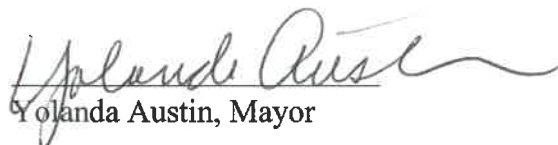
On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the City Council approved the recommendation from Jim Maixner, Public Works Director to William Rodgers. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none abstained; none were absent nor opposed.

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the City Council approved the recommendation from Jim Maixner, Public Works Director to Wilson Preston. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none abstained; none were absent nor opposed.

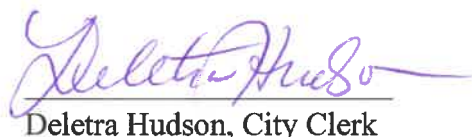
K. ADJOURNMENT

On the motion made by Councilwoman Anderson, seconded by Councilwoman Jones, the City Council voted the roll call votes of the following council members to adjourn the meeting at 11:03 p.m.: Allan Stichnote, Miranda Jones, Terry Wilson, Jane Brown, Phyllis Anderson, Gary Johnson, Aja Owens, and Lorraine Clower; none were absent; none opposed nor abstained.

Approved:


Yolanda Austin, Mayor

Attest:


Deletra Hudson, City Clerk