



**Minutes of the City Council Regular Meeting
Telemeeting Via Zoom Video
February 22, 2021
Regular Council Meeting 7:00 p.m.**

The two thousand four hundred and sixteenth meeting of the Jennings City Council was held on Monday, February 22, 2021, at 7:00 p.m. via Zoom Video.

A. PUBLIC HEARING

1. Petition for a Conditional Use Permit to operate Sam's Auto Repair and Tire Service Shop at 8949 Jennings Station Rd in the C-2 Shopping and Service Commercial district in the former Firestone building, Petitioner: Owner, A.J. Hasan.

Mayor Austin asked if anyone was speaking for the Conditional Use Permit. Ahmed Judi Hasan spoke for the petition. He said that they intend to open primarily a tire shop as well as offering brake services. Mr. Hasan said that the building would remain the same and was ready to proceed with an inspection. Councilwoman Clower asked where the used tires would be disposed of. Mr. Hasan said that there is a large disposal container to fill on the premises and they pay a disposal company to pick up the used tires weekly. Councilwoman Brown asked if they knew of the demand for this type of business. He said no, but the former business was used for that purpose which makes them ready to open the shop. She explained that her reason for asking was that she observed that the previous auto shop, Firestone, was not successful in that location.

Mayor Austin closed the public hearing at 7:05 p.m.

2. Petition for a Conditional Use Permit to operate a Homeless Veteran's Program at 7219 W. Florissant Avenue in the C-2 Shopping and Service Commercial district to be named Adore Home Care, LLC. Petitioners: Owners, Aniyah Hayes and Ashley Hayes.

Mayor Austin asked for anyone speaking for the Conditional Use Permit. Adore Home Care had some technical difficulties. Ms. Hayes of Adore Home Care said that they intend to house 2-4 homeless veterans to assist with their transitional period. Councilwoman Anderson asked how many veterans they intend to house at a time. Ms. Hayes said there will be a maximum of four veterans at the facility at a time. Councilman Wilson asked if this facility was a house, and who would be staying on-site with the veterans. Ms. Hayes said that yes it was a home, she said these individuals are deemed independent by their caseworkers. She said that staff members would be present between the hours of 7 a.m. to 7 p.m. Ms. Hayes said that she was a nurse, and will assist in administering medications and the staff members would be there to assist with activities of daily living but not on a 24-hour basis. Councilwoman Anderson asked how they intend to control traffic and visitors to the facility. Ms. Hayes said that it would be the same as a home, visitors will not be allowed, and this will be monitored by cameras with a staff member on-call for emergencies. Councilwoman Anderson commented that while she appreciated what their mission was, from her experience with transitional living, she expressed concern regarding overnight periods without staff present.

Councilman Stichnote said that he was a member of the American Legion Post 184, he gave Adore Home Care his contact information so they may connect with him to see what kind of assistance he could provide. He said that he appreciated them forming this business. Schona McClellon, Director of Housing and Economic Development, said that in the Planning Commission meeting, Adore Home Care said that there will be two nursing staff members on-site, one starting at 7 a.m. to 3 p.m. and another between the hours of 11 a.m. to 7 p.m. Ms. Hayes said that the veterans are case managed and that they tend to veterans with a social worker.

Councilwoman Clower asked about the parking at the facility. Ms. Hayes said that there is a bus line out front, but the transitional veterans are not allowed to own vehicles and mentioned that they

were previously turned down at the Planning Commission due to parking logistics. Councilwoman Brown asked about the type of house. Ms. Hayes said that it was in the Commercial District, the house will have an administrative office with housing in the basement. She asked how many people it would accommodate. Mayor Austin asked if it was a two-bedroom house. Ms. Hayes said that it was.

Councilwoman Anderson expressed her concern about the logistics of the business and suggested to the City Council that the petition be tabled until Adore Home Care can present more concrete plans.

Mayor Austin closed the public hearing at 7:20 p.m.

3. Petition for a One-time Conditional Use Permit to operate a multi-purpose Photography/Videography Production Studio in the C-1 Neighborhood Commercial district at 2321-2323 Hord Avenue. Petitioner: Owner, Justin Holmes.

Mayor Austin asked if anyone was speaking for the Conditional Use Permit. Justin Holmes said that he was born and raised in Jennings, MO. He said that he graduated from Jennings Senior High School in 2014 and wanted to return to the Jennings community to share his passion. Mr. Holmes said that it was a great location and the opportunity presented itself last year. He said that the building was new, modern, centrally located. He said that there was space for an office in the front with the studio in the rear. Mr. Holmes intends 2321 Hord Avenue to be an area to host classes for photography, live streaming, content creation, and perhaps work with Jennings School District to create a program. He said that 2321 Hord Avenue would be classroom-style with four stations of tables and chairs.

Councilman Wilson said that he supported the business, and was pleased to support Jennings alumni, son of the Community.

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

B. REGULAR MEETING

1. Call to Order - The meeting was called to order at 7:25 p.m.

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 Jones, the City Council approved the agenda for the meeting. All in favor; none opposed.

4. Approval of the minutes from the Regular Meeting of January 25, 2021.

On the motion made by Councilwoman Jones, seconded by Councilwoman Clower, the City Council approved the minutes from the Regular Meeting of January 25, 2021. All in favor; none opposed.

5. Approval of the minutes from the Special City Council Meeting of February 1, 2021.

On the motion made by Councilwoman Clower, seconded by Councilwoman Jones, the City Council approved the minutes from the Special City Council Meeting of February 1, 2021. All in favor; none opposed.

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

1. Presentation by Mark Spykerman regarding the City Center Project

Mayor Austin asked Mark Spykerman, Gilmore & Bell, P.C., to present. Mark said that they have negotiated the City Center project property bond issue. He said that the Purchase Sale Agreement included four (4) acres and eleven (11) acres donated. Mark said with the Purchase Agreement negotiated, they are ready to move the City of Jennings on to the next stage of the bond issue for the next stage of the City Center project.

Stacy Hastie, SWH Investments, LLC, said that he was excited that their site was selected for the future City Center of Jennings. Mark said it was previously negotiated in the early 2000s for a City Hall site which did not gain further traction. He said that the bond documents are drafted and waiting on the City to finalize the Real Estate and Purchase Agreements.

Mayor Austin thanked Stacy for still being in place to make the project happen. Stacy thanked the City and Mayor Austin.

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

Zama Checkolis, 8744 Granada Place, had some technical difficulties. Deletra moved on to the next member of the public that signed up to speak.

Yolonda Fountain Henderson, 8822 Sumter Drive, greeted everyone. She thanked Jim and the Public Works Department for removing the graffiti. She asked what will happen with the old water company building that had graffiti on it. Ms. Henderson asked if the City still used beet juice before salting roads during inclement weather.

Ms. Henderson asked if the trash that was dumped off Hamilton Avenue was cleaned up. She reported that the motorhome that the City worked to remove was gone and that residents are happy that it was gone. She asked about when the house on Eichler Place was coming down.

Ms. Henderson said that the second streetlight facing the Jennings School District on Dorwood Drive was out but had no number on the light pole to report it. Ms. Henderson reported that Dr. Paula Knight had been selected as the new Jennings School District Superintendent.

Jim said that the streetlight off Dorwood Drive that she reported was private and was the responsibility of Jennings School District. He said regarding the graffiti on the old water company building, letters were sent to the property owner. Jim said to help with the trash dumping off Hamilton Avenue, he has placed a camera up to monitor the dumping in that area. He said that the trash dumpster at the Public Works Building was full at the moment. Jim said that they have picked up about 1000 tires and it costs the City about \$1 per tire for disposal. Schona said the property was on the 2018-2019 CDBG demolition list and will begin as soon as the letter of intent is received from St. Louis County.

Marietta Beck, 5476 Hodiamont Avenue, reported that she was having a hard time with the property behind her home that had trash piling up at 5479 Hamilton Avenue. Deletra delivered the address to the Building Department. Ms. Beck said that after reporting it to the Building Department, she cannot seem to be getting anything done and she would like an update.

Mayor Austin asked Schona and Jim to answer. Jim said that he would follow up with Ms. Beck. Ms. Beck thanked the Public Works Department for the snow removal. Jim said that they did not use beet juice this year due to the unexpected weather and apologized for the unpreparedness of the Public Works Department. He explained that with how low the temperatures dropped, using chemicals and salt does not always help.

Ishmael Sistrunk, Riverview Garden School District, greeted everyone and introduced **Superintendent Scott Spurgeon**, who would be using some of his time. Mr. Spurgeon explained that there is a tax levy, Proposition E, for some student transfers, and currently the Governor is withholding funds. He said that he was excited about Proposition E making it on the municipal

election ballots because the kids matter, they are working hard to collect money to support students.

Mr. Sistrunk said that the funds from Proposition E will be going towards the early childhood academic center, transportation services, and the salary schedule to retain teachers which Riverview is reported to be the second-lowest starting salary rate in St. Louis County. He said that the tax levy would be seen on property taxes and went to the Special Administrative Board for approval. Mr. Sistrunk said that they will present it at the March City Council meeting.

Dr. Tanya Patton, Riverview Garden School District, said that she had no comments.

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

Councilwoman Jones greeted everyone. She thanked everyone for attending the meeting and missed meeting with everyone in person. She thanked Jim and the Public Works Department because, with the snowstorm that came through, she knew it was difficult to manage, but she knew that they did everything that they could.

Councilwoman Jones said that she would like to have another Ward meeting in March and invited the Ward 1 electoral candidates to join the meeting so that constituents of Ward 1 may meet them. She said that in the past year, the City Council has turned a corner to work together and to get work done as a team. She hopes to serve on a committee with the City of Jennings in the future.

Councilwoman Jones asked for a target date for the placement of the speed bumps around the City. Jim said, unfortunately, the inclement weather impeded the speed bump placement, but he hoped to see them done that week or the following. She reported that a Jennings School District employee was lost to a high-speed chase.

Councilwoman Jones invited the City Council and City staff to make sure that discussions or concerns regarding policy get on the Policy and Ordinance Committee meeting agenda before she leaves office. She mentioned that there were heating assistance programs or warming centers for those in need during the unusually cold weather and asked that people spread the word. Councilwoman Jones congratulated the Jennings School District for the appointment of their new superintendent. She congratulated and welcomed Dr. Paula Knight, Jennings School District Superintendent.

Councilman Stichnote greeted everyone. He thanked the Public Works Department for all their work in the snowy weather. He reported that the City street sweeper did catch fire and was out of commission. Councilman Stichnote asked residents to be patient with the City in the meantime. He announced there would be Senior Bingo on Thursday, February 25, 2021, and to contact the Civic Center to register.

He asked Capt. Law to give a short report on the crime statistics in Ward 1. Capt. Law said that it was down since last year. He said that he believed that the cold weather may have contributed to the decrease, but the extra resources he had enlisted for the City of Jennings would continue in the foreseeable future.

Councilwoman Brown greeted everyone. She thanked the Public Works Department for the snow removal. She said that there was a coat giveaway in honor of Officer Blake Snyder. She said that the event adhered to social distancing regulations, and temperatures were taken as people were walking in the doorway. Councilwoman Brown said that people were served with a smile and that the Mayor was present. Officer McCrary was recognized by St. Louis County North County Precinct to celebrate Black History Month.

Councilwoman Brown thanked Mayor Austin for practicing a spirit of community, that promotes education and encourages people to be well informed, and for her governance of the City of Jennings. She recognized Mayor Austin for her efforts in economic development, working with department managers, and her efforts to beautify the City of Jennings. She thanked her for her leadership and that it was a pleasure to serve with her.

Councilman Wilson greeted everyone. He recognized the Jennings City Clerk, Deletra Hudson, for stepping up and taking on the supervision of the Finance Department in their transition period. He said that she is doing an amazing job keeping the City afloat.

Councilman Wilson said that he attended the North County Fire & Rescue District as they unveiled their new emergency response truck. He said that there will be two new firehouses: one in the City of Jennings and another in Bellefontaine. He said that he joined them for their clothing drive one week ago, where they distributed clothes and coats.

Councilman Wilson asked if there would be another Policy and Ordinance Committee meeting. He asked if Sam Alton, City Attorney, would help him research an ordinance for the discussion of food trucks for the next Policy and Ordinance Committee meeting. He asked that Sam check with neighboring municipalities to bring a variety of sample ordinances to guide the Jennings community. He commented that it would be nice to not leave the area on a lunch break and to try some new food establishments like food trucks.

He reported that with Mayor Austin, they presented a resolution to State Representative Marlene Terry of the 66th District in celebration of Black History month and to honor her. Mayor Austin was the only municipality to recognize a State Representative. He said that she appreciated the proclamation.

Councilman Wilson said that St. Louis County is expanding the Digital Equity Initiative, since the reopening of St. Louis County Libraries is still pending. He said that they will be introducing a new resource for underserved older adults. He said that they can apply to receive a GrandPad that is equipped with cellular services to be used as a phone or computer to stay in touch with loved ones during the COVID-19. He said that funding for the GrandPads was through the CARES Act. He urged everyone to stay safe. He believed that Jennings will be pleased with the new Jennings School District Superintendent and continue to foster a strong relationship between the City and the school district.

Councilwoman Anderson greeted everyone. She thanked Jim for always being a star for the City and Deletra for always being available and being so helpful to the City and City Council. She recognized Khianna Ward, Deputy City Clerk, because she is awesome.

Councilwoman Anderson said that she put in a request for a traffic study of the one-way street in front of Woodland. Capt. Law said that Sgt. Perez was handling the study and the unexpected winter weather had set the study back a bit, he promised to follow up. Councilwoman Anderson asked Capt. Law if someone could drive by the 2200 block of McLaran Avenue. She reported that there are two large trucks parked by the community garden and impeding clear sight when trying to make a turn. Capt. Law said that he would get someone to check it out. She urged everyone to continue to stay safe and stay protected.

Councilman Johnson greeted everyone. Councilman Johnson thanked Jim, he wanted him to know that he appreciated his efforts. He thanked him for clearing the tires off Marge Avenue and College Avenue. He said that he has seen the house marked for demolition and that residents notice that as well. Councilman Johnson thanked Jim for the fence repair on Jennings Station Road off the cul-de-sac. He said that he appreciated Deletra and commented that she is the best City Clerk handling municipal business.

Councilman Johnson said that he would like to add to the Policy and Ordinance Committee agenda as well, he asked Sam for his help to revisit the landlord registration. He said there are good examples of a registration program in Berkeley and Moline Acres, but our draft registration seemed to be after-the-fact and it should affect the landlord before it becomes a problem for tenants. He said that the registration would ensure that inspection fees and titling fees are paid upon closing. He asked Sam to investigate those registration programs. He suggested the use of an intern to collect housing data in the City of Jennings. Sam clarified that he was interested in the home buying fees. Councilman Johnson said that if those fees are paid upfront, it would give the City a chance to know beforehand that the property would be used as a rental property. He suggested that those fees could be collected from the title agent or the landlord upfront.

Councilman Johnson reported that he was recently interviewed by Collinsville High School students for Black History Month and represented the City of Jennings as a councilmember. He

thanked Capt. Law because he has seen the police efforts in Ward 3 and around the City. He commented that it was pleasing to see the police vehicles with the City of Jennings on their panels. He said that he has noticed an increase in citations issued. Councilman Johnson said that he heard Councilwoman Brown or Councilwoman Jones comment that it was great to see the City moving forward with collective work and he appreciated being a part of that. He thanked everyone and wished everyone a good evening.

Councilwoman Clower greeted everyone. She said that she was concerned about Ward 4 because when she ran for office, one of her goals was to beautify the ward. She reassured Ms. Beck since she reported the trash issues, that Councilwoman Owens and Councilwoman Clower are working hard and making note of the trash dumping areas. She thanked Jim for the trash that was picked up on a lot on Helen Avenue. Councilwoman Clower asked if Jim looked at 5664 Hodiament Avenue where there is trash piling up in the garage. Jim said that he has reported it again in the MyGov system. She asked about what happened to the tires that she reported at 5357 Garesche Avenue. Jim said that the property must be listed back into MyGov and the tires were on the property, in the driveway. He explained that new letters must be sent at the beginning of each year for the City to perform its due diligence, because the nuisance properties must be entered back into the MyGov system. Jim said then the City can perform an abatement on the property without having to resend a letter. Councilwoman Clower said that there is more than one property with tires being dumped. Jim said that he would go back around and look at the issue.

Councilwoman Clower asked about some missing street signs on Hodiament Avenue and Harney Avenue, as well as on Hamilton Avenue and Lena Avenue. Jim said that he would investigate the missing street signs in that area the following day.

Councilwoman Clower followed up on the trash build-up issue at the Family Dollar with Mayor Austin and Capt. Law. Mayor Austin said that letters were sent out. Schona confirmed that the letters were sent to the Family Dollar corporate office, and hand-delivered to the Family Dollar location. Mayor Austin explained to Councilwoman Clower, that once a letter is issued the property owner has seven (7) days to correct the issue. She said that when a Code Enforcement Inspector goes out to the property, and if the issue has been rectified, then the cycle will start again.

Councilwoman Clower asked about the trash on Mr. McKinley's lot and asking about him building on that property. Mayor Austin asked her to clarify the address. Councilwoman Clower said all the properties in Ward 4 but especially off Hodiament Avenue. Jim said that he reported the information to the Building Department and a letter was sent asking the property owner to clean up the trash. He reminded her that letters are not issued by himself or the Public Works Department but suggested that she check with the Building Department. Schona explained that they send letters out as the addresses come to the Building Department. Mayor Austin asked that Councilwoman Clower give Schona time to follow up on that issue the next day.

Councilwoman Clower reported that she observed that the corner of Garesche Avenue and Janet Avenue seemed to be a hotspot for trash dumping. She asked for a plan to help with the trash dumping in that area. Jim commented that it seems as though once a camera goes up to monitor trash dumping in an area, there seems to be another spot that will be used for dumping. Councilwoman Clower suggested that the City needs to find another way to address the trash dumping issue because it had been like that for at least thirty (30) days. Mayor Austin asked her to clarify that the trash has been getting dumped again after Public Works cleans the area up or that Public Works staff is not picking up the trash. Councilwoman Clower said that it seems that the trash does go back down and she thought that people living in those areas should not have to continue seeing that.

Councilwoman Owens greeted everyone and said that she would be giving some of her time to Councilwoman Clower. Councilwoman Clower thanked Mayor Austin. Councilwoman Owens gave some of her time to Adore Home Care LLC to clarify some information. Ms. Hayes said that a neighboring property owner has agreed, in writing, to allow Adore Home Care LLC veteran residents use two to four parking spaces of their parking lot for their vehicles.

Councilwoman Owens reported that she has seen more police presence of late. She thanked Jim and the Public Works Department for their work to address the trash dumping issue. She asked

how to be proactive in addressing the trash dumping issue. Councilwoman Owens gave her condolences to the family of Sgt. Perez, upon hearing of his mother's passing.

She said that a Ward 4 senior at Star Residences, Pamela Hudson had passed away and she sent her condolences to Ms. Hudson's family. Councilwoman Owens thanked Officer Bakula for doing a good job in addressing residents around the City about trash dumping. She said that residents have a better understanding of the trash issue, and she was hopeful that this will help make residents more proactive in addressing the dumping in the city.

Councilwoman Owens asked why the City's Zoom auction and other City meetings seem to keep getting hacked. She asked how this has happened and why that keeps happening. Councilwoman Owens suggested that the City of Jennings is being targeted.

Councilwoman Owens said that it has been an eventful term. She said that she will stay very connected and expressed a passion for the City of Jennings not just Ward 4. She said that she did her best to ensure that Ward 4 stayed engaged and supported, and she hoped that the Ward 4 councilmembers will continue to beautify the ward. She said that times have been different due to the COVID-19 pandemic. Councilwoman Owens said she will be leaving the Jennings City Council and will be working under State Representative, Cori Bush and Councilwoman Miranda Jones will be her boss.

Mayor Austin said that Councilwoman Jones and Councilwoman Owens would be missed.

5. MAYOR'S REPORT

Mayor Austin thanked the City of Jennings Department Heads. She reminded councilmembers to come to department heads with issues not directly to employees. She reported that the Public Works Department street sweeper caught fire, and she thanked the two Public Works staff members for alerting the driver who was not aware that it was on fire as he drove it.

Mayor Austin said that the City is working with Speedway, and thanked Irvetta Williams, Schona McClellon, and Jim Maixner. She anticipated that the new Speedway Gas Station and Convenience Store plans will be presented at the March City Council meeting for approval. She said that the gas station would be located across from the White Castle on Jennings Station Road. Mayor Austin reported that Speedway signed a deal with owners and she was pleased to say that they chose the City of Jennings. She said that businesses are wanting to move into the City of Jennings. Mayor Austin said that the City was excited for the great things that can be accomplished as she and the City department heads work together.

Mayor Austin reported that there was a Neighborhood Watch meeting via Zoom and encouraged senior residents to attend. She said that many senior residents have been learning to use cellphones, laptops, and tablets to engage in the Neighborhood Watch meetings to remain informed of what is happening in the City. Mayor Austin asked that councilmembers pass the information to their constituents so they can stay in the loop. She reported that there was a Business Watch meeting the previous week, and it was joined by Senator Brian Williams of the 14th District, in the discussion about public safety and the distribution of COVID-19 vaccinations.

Mayor Austin reported the exciting news, she met with the North County Fire and Rescue District to discuss a property swap and their project to build another brand-new fire station next to the Civic Center on Jennings Station Road. She reported that the former North County Fire and Rescue building would be used as a new administrative office for the Public Works Department. She said that once the details have been settled, the new fire station will take about sixteen (16) months for the building to be completed.

Mayor Austin shared the St. Louis County website for vaccinations, www.stlcorona.com, and encouraged senior residents to get signed up. She said that St. Louis County is set to begin inoculations at the At Caring Plus property, Star Residences. She reported that City staff were invited to register for vaccinations. Mayor Austin said that other senior residents' voices were heard, and she asked that they enroll on the St. Louis County website.

She reported that the Winter 2020 Newsletter covering October through December issue has been released and people have been coming to City Hall to pick up a copy. She asked people to share

the newsletters with residents and continue to address them across the City. Mayor Austin said that the City was aware of the trash dumping in Ward 4 and other City wards are experiencing the same issue.

Mayor Austin reported that the City of Jennings property auction bid opening via Zoom that was hosted a few weeks prior was hacked. She said that the City will continue the bid opening of the remaining houses on February 25, 2021, as only seven (7) bids of the thirty-eight or thirty-nine auctioned properties were opened before the Zoom meeting was hacked.

Mayor Austin asked that residents continue to submit their email addresses to Lolita Thomas, Receptionist, so they can stay in the loop with City meetings and notices. She said that there is a large list being built by Willie Brandon, Recreation Director, who has been collecting cellphone numbers to stay in contact with residents and remain transparent with the City of Jennings constituents.

Mayor Austin thanked councilmembers that were on the Jennings School District Board for selecting Dr. Paula Knight for the post of Superintendent for the school district. Mayor Austin said she is highly qualified to continue the work in the school district. She said they have spoken and they plan to work together as a team with the Police Department.

Mayor Austin gave a brief update on the new City Center project. She said that the City will be reviewing the final schematics to move to the finalization step with KAI Architects. Mayor Austin said that this will bring them into the design phase of the project, which involves the elevation of the property, the building floorplan, and the area of the site. She said that they are working hard to make it happen. She said that the total cost of the project will be \$8,850,311 for the construction of both the buildings in the new City Center. Mayor Austin said that they are working very hard to ensure the City of Jennings is on top.

D. MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, 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 a meeting on February 8, 2021. He said the committee was presented with research for the budget plan, with information from a salary study. He said that the final budget is forthcoming and set to be discussed at the March City Council meeting.

Councilman Wilson reported that there was another meeting held on February 22, 2021, where the committee discussed the Court, Legal, Prosecutor, and Recreation departments budgets. He commented that the budget discussion has been going smoothly and will continue every week until the final budget is approved at the March City Council meeting. He said there was a discussion of the independent contract for Daniel Smith for financial services and the tree removal contract for Lion's Park. Councilman Wilson said that the committee got an update on the funds from the CARES Act health and safety projects that are completed and an update from the Mayor regarding the City Center project that was heard earlier in the February City Council meeting.

2. Public Works & Building Committee – Councilwoman Anderson reported that there was a meeting on February 17, 2021. She said that the committee discussed the new fire station project in the City of Jennings, which Mayor Austin reported at the February City Council meeting.

Councilwoman Anderson reported that the street barricades were discussed with comments from Capt. Law, providing statistics of crime rates since the placement of the barriers, and from the Ward 4 councilmembers. She said the City received a complaint of the barrier placed along Garesche Avenue near I-70 and she said that she would reach out to that person.

She said the committee also discussed the 20-mph ordinance in residential areas. Councilwoman Anderson said that she discussed with the committee that 20-mph speed limits were unrealistic. Jim said that there are a total of 228 or more streets in the City of Jennings. Councilwoman Clower recommended placing 20 mph limits in school zones and residential areas be speed limits be posted

at 25 mph. Councilman Johnson said that he did not believe it would make a difference without consistency. She said that the committee voted to amend the ordinance from 20 mph to 25 mph in residential districts.

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. She said that she intends to host a Policy and Ordinance Committee meeting in March before she leaves office.

5. Municipal League – Councilman Wilson reported a healthy discussion at the last Missouri Municipal League Board of Director's meeting. He said that they discussed House Bill 920 which would eliminate the April municipal elections and require municipal elections to be on the November general election ballot every year. He said that the Municipal League is in strong opposition to this bill. Councilman Wilson encouraged everyone to give the Missouri Municipal League feedback, letting them know that they oppose the bill which is building momentum.

He reported that if the COVID Relief Bill should be passed, that the state of Missouri would receive \$2,500,000,000 to distribute to Cities and Counties using municipal allocations. Councilman Wilson said that St. Louis City would receive \$423,000,000 and \$58,700,000 from its county allocation. He reported that St. Louis County would receive \$194,000,000 from the relief bill and he will provide more information for how cities may receive funding from the CDBG funding formula.

Mayor Austin referenced what Councilman Wilson said about House Bill 920, she asked where the opposition emails can be sent. Councilman Wilson said he will provide the information and would follow up with Pat Kelly for the language for opposition emails that week.

6. Planning Commission – Councilman Johnson reported there was a meeting on February 4, 2021. He said that the committee heard three (3) petitions for Conditional Use Permits. He said that they discussed a Conditional Use Permit to operate an auto repair shop at 8949 Jennings Station Road, with conditions of no more than ten (10) vehicles parked at the location overnight, the petition passed unanimously. Councilman Johnson thanked the owner for rendering the drawings of the site plan.

He reported that they discussed a petition of the Conditional Use Permit to operate a homeless veteran program for no more than four residents at 7219 West Florissant. He said that after consideration and hearing from the petitioner, the petition was passed unanimously.

Councilman Johnson said that the final petition of that meeting was for a one-time Conditional Use Permit for Jennings alumni, Justin Holmes, to operate a photography and videography studio at 2321-2323 Hord Avenue. He said that the commission passed the petition unanimously.

7. Youth Commission – Report provided.

8. Senior Commission – Report provided.

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO JUSTIN HOLMES TO OPERATE A PHOTOGRAPHY STUDIO AT 2321-2323 HORD AVENUE, IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilman Wilson, seconded by Councilwoman Anderson for Bill #2632. Sam did the first reading of the ordinance. On the motion made by Councilwoman Clower, seconded by Councilwoman Anderson for the second reading, Sam did the second reading of the ordinance.

Bill #2632 became Ordinance #2570 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.

Mr. Holmes thanked the City of Jennings and he looks forward to working with everyone.

2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO ANIYAH HAYES AND ASHLEY HAYES TO OPERATE A HOMELESS VETERAN PROGRAM KNOWN AS “ADORE HOME CARE, LLC” AT 7219 WEST FLORISSANT AVENUE, IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilman Johnson, seconded by Councilman Stichnote for Bill #2633. Roll call: Stichnote, Jones, Wilson, Brown, Johnson, Owens; Anderson and Clower opposed. Sam did the first reading of the ordinance.

Councilwoman Anderson said that she loved the idea, but she did not think the plan for this business was well prepared. She asked for more clarity from Adore Home Care LLC. Councilwoman Jones suggested that Councilwoman Anderson table the ordinance.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote for the second reading, Sam did the second reading of the ordinance. Mayor Austin clarified for Councilwoman Anderson that Adore Home Care LLC has cameras while nurses are not on site.

Bill #2633 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote and Terry Wilson. Abstained: Miranda Jones, Jane Brown, Phyllis Anderson, Gary Johnson, Lorraine Clower, and Aja Owens. The bill did not pass and become an ordinance.

Mayor Austin directed Ms. Hayes to contact the Building Department the next day for direction.

3. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO WESAM AZEM D/B/A SAM’S AUTO REPAIR AND TIRE SHOP, INC. TO OPERATE AN AUTO REPAIR AND TIRE SHOP AT 8949 JENNINGS STATION ROAD, IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilman Wilson, seconded by Councilwoman Clower for Bill #2634. 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 #2634 became Ordinance #2571 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.

4. AN ORDINANCE AUTHORIZING THE CITY OF JENNINGS, MISSOURI, TO ENTER INTO A REAL ESTATE PURCHASE, SALE AND DONATION AGREEMENT WITH SWH INVESTMENTS III, LLC.

On the motion for the first reading made by Councilwoman Brown, seconded by Councilwoman Clower for Bill #2635. Sam did the first reading of the ordinance. On the motion made by Councilman Wilson, seconded by Councilwoman Jones for the second reading, Sam did the second reading of the ordinance.

Bill #2635 became Ordinance #2572 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.

5. AN ORDINANCE AMENDING SECTION 36-172 OF CHAPTER 36, ARTICLE VIII OF CITY OF JENNINGS MUNICIPAL CODE TO MANDATE A MAXIMUM SPEED LIMIT OF 25 M.P.H. IN ALL RESIDENTIAL AREAS.

On the motion for the first reading made by Councilwoman Anderson, seconded by Councilwoman Brown for Bill #2636. 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 #2636 became Ordinance #2573 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 the Tree Removal at Lion's Park

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the tree removal bid at Lion's Park from Gamma Tree Service for the amount of \$12,500. All in favor; none opposed.

2. Approval of the Independent Contract with Daniel Smith

On the motion made by Councilwoman Anderson, seconded by Councilwoman Jones, the City Council approved the independent contract with Daniel Smith for professional financial services for 100 hours over four months at the hourly rate of \$50.00 per hour. All in favor; none opposed.

3. Approval of the appointment of Djuan Jackson to the Architectural Review Board

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the City Council approved the appointment of an architect, Djuan Jackson, to the Architectural Review Board. All in favor; none opposed.

3. Approval of the monthly bills for payment.

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

I. MAYOR'S CLOSING REMARKS

Mayor Austin thanked all of those who participated in the virtual City Council meeting. She said that the meeting began with thirty-one (31) participants and the meeting ended with twenty-six (26) participants on the call. She thanked all department heads for the hard work that they are doing.

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

On February 22, 2021, on the motion made by Councilwoman Clower, seconded by Councilwoman Anderson, 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 Deputy Building Commissioner

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the City Council approved the recommendation from Schona McClellon, Director of Housing and Economic Development, to hire John Carpenter as the Full-Time Deputy Building Commissioner 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.

Hire of Full Time Economic Development Coordinator

On the motion made by Councilwoman Jones, seconded by Councilwoman Anderson, the City Council approved the recommendation from Schona McClellon, Director of Housing and Economic Development, to hire Kellie Shelton as the Full-Time Economic Development Coordinator 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.

Termination of Full Time Correctional Officer

On the motion made by Councilwoman Anderson, seconded by Councilman Stichnote, the City Council approved the recommendation from Lt. Pervis Jones to terminate Correctional Officer, Rodney Martin. 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.

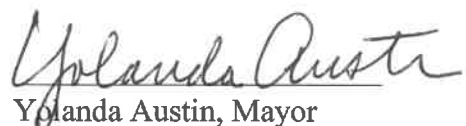
Termination of Part-Time Correctional Officer

On the motion made by Councilwoman Anderson, seconded by Councilman Wilson, the City Council approved the recommendation from Lt. Pervis Jones to terminate part-time Correctional Officer, Curtis Brumsey. 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.

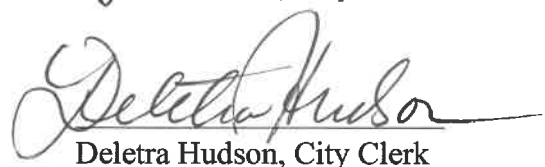
K. ADJOURNMENT

On the motion made by Councilwoman Anderson, seconded by Councilman Wilson, the City Council voted the roll call votes of the following council members to adjourn the meeting at 9:58 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