



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

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

**A. PUBLIC HEARING**

**1. 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 those speaking for the Conditional Use Permit. Jaclyn Williams and Nicole McBee spoke for the Conditional Use Permit. Ms. Williams said that the purpose of Adore Home Care LLC was to provide for veterans in a transitional period, to work towards the goal of living independently. She said that they will typically be housed at the facility between thirty (30) to ninety (90) days per the recommendation and evaluation of their case management. Ms. Williams said that placement is arranged through referrals by groups like the BJC Healthcare network and patients must be approved by case management for an extended stay. She said that the facility intends to house between four (4) to eight (8) veterans in the home at a time. Ms. Williams said that parking in the area can be limited, but she had written emails from the Rent-A-Center location nearby that has allowed for parking on the adjacent lot for visitation and food delivery purposes.

Ms. Williams said that there was a large concern expressed at the public hearing in February of onsite care, she said that they have adjusted the nursing schedule to provide around-the-clock care to assist with veterans' needs and address any problems that may arise. She said that attached to the home space is the commercial area which will be used for administrative purposes only with no direct connection to the living space. She explained that this will ensure that the administrative interactions do not crossover in the home with the veterans' living space.

Ms. Williams said that medications are locked and controlled by staff members. She said that the veterans living in the home are monitored by staff on-site as well as with cameras, which can be monitored in the administrative office and by off-site staff. Councilwoman Clower asked how they intend to house four (4) to eight (8) people in the two-bedroom house. Ms. Williams said that they intend to have two beds per room with additional housing space in the basement. Councilwoman Clower asked about the emergency exit plan and what kind of emergency exits are available on the basement level of the house. Ms. Williams said that the basement has one egress window for an emergency exit, or they will install a sprinkler system in case of fire. Councilwoman Clower asked what would happen in the case there was an emergency in the administrative office, Nicole McBee, Consultant for Adore Home Care LLC, said that when Case Managers are on the premises, the office will not be utilized after 5 p.m. Councilwoman Clower asked about the monitoring of visitors on the property. Ms. Williams said that they are only allowed in the living space, where someone at the front desk may be able to monitor the visit by eyesight, down the hall towards the bathroom.

Councilwoman Anderson reminded Ms. Williams that there should be a sign-up for callers to visit veterans that are housed there. Ms. Williams said the staff will know of visitors on the property and have access to the bedrooms. Councilwoman Clower asked about the size of the bedrooms. Ms. Williams said that she did not know the exact measurements, but she could provide the measurements to her via email and Councilwoman Clower provided her email address. Councilwoman Brown asked what the business plan was so that it could be reviewed. Ms. McBee said that there was a full-scale business plan created and Adore Home Care LLC submitted an outline of services to the Planning Commission. Councilwoman Brown asked if there was evidence

that each person could get out of the building in the case of a fire on their own. Ms. McBee said all individuals housed there can self-direct. Councilwoman Brown asked if there would be a directional chart leading an individual to fire exits. Ms. McBee said that it was the requirement of BJC and St. Patrick Center for the Homeless that Adore Home Care LLC meets the fire guidelines of the City.

Mayor Austin asked if anyone was speaking against the petition. No one spoke against the petition. The public hearing was closed at 7:13 p.m. Councilwoman Jones commented that she was proud of Adore Home Care LLC for forming the business to help the community.

**2. Petition for a Conditional Use Permit to operate a Construction Company utilizing office space at 6621 West Florissant Avenue. Petitioner: Eric F. Harvey.**

Mayor Austin asked if anyone was speaking for or against the petition. No one spoke for or against the petition. Dr. Kimberly Morton, the Planning Commission member, asked Mayor Austin to repeat the Conditional Use Permit.

The public hearing was closed at 7:17 p.m.

**3. Petition for a Conditional Use Permit - To amend Ordinance #2569 to be allowed to sell all intoxicating liquors, identified as packaged beer, wine and spirits, at a gas station and convenience store at 5220, 5201, 5260 Jennings Station Rd and 5257 Helen, Jennings, MO 63136 in the C-2 Shopping and Service Commercial district as Speedway LLC under NAICS code #445310. Petitioner: Mike Bergman, Construction Project Manager, Speedway LLC**

Mayor Austin asked if anyone was speaking for the petition. Mike Bergman, Regional Manager of Speedway, said that at the last public hearing the petition was for a Conditional Use Permit for ordinance #2569. He said that it had come to their attention that Speedway had applied for the incorrect permit for the sale of just beer and wine. He said that this petition was for the sale of beer, wine, and spirits.

Ms. Walter commented that she felt, as a resident, there was enough selling of liquor in the area. Mayor Austin thanked her for participating and explained the application for the Conditional Use Permit was brought to the Planning Commission before it was brought to the City Council.

The public hearing was closed at 7:23 p.m.

**B. REGULAR MEETING**

**1. Call to Order** - The meeting was called to order at 7:24 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 Councilwoman Jones, 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 February 22, 2021.**

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the City Council approved the minutes from the Regular Meeting of February 22, 2021. All in favor; none opposed.

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

### **1. Employee Recognition by Judge Ezell-Gillespie, City of Jennings Municipal Court**

Judge Ezell-Gillespie was not present to give employee recognition for the Court Department.

### **2. Employee Recognition by Jim Maixner, Public Works Director**

Jim Maixner, Public Works Director, recognized two of his staff members for their acts of heroism. He said that Harold Sims and Darnell Jeffries, Public Works Laborers, saw the street sweeper when it was on fire, with fire extinguishers they got the Public Works employee that was driving the sweeper to escape and tried their best to put out the fire before emergency responders arrived. Jim said that the driver almost returned to the vehicle to retrieve his cellphone and coffee cup as the sweeper became engulfed in the fire, and Mr. Sims and Mr. Jeffries saved his life by stopping him from returning to the cab of the sweeper. Mayor Austin asked if they would be presented with certificates. Jim said they would be given to them on the following day.

### **3. Presentation by Chief Goldstein, North County Fire & Rescue Protection District**

Chief Goldstein was not available for the presentation.

### **4. Presentation of the 2021-2022 Annual Budget**

Deletra Hudson, City Clerk, presented the proposed 2021-2022 annual City of Jennings budget. She said that the General Revenue surplus was \$80,788 after the general budget expenses. She said that the City was due to receive \$2.6 million from the American Rescue Plan. She said that the expected total revenue is \$12,186,670 and the total expected expenses are \$12,105,882.

Deletra said that the City is proposing one pay scale salary increase for all full-time staff, which raised the FICA and LAGERS amounts respectively, to make City salaries more competitive with neighboring municipalities. She said that Economic Development was separated from the Building Department and the Finance Department was being restructured, changing two positions to Accounting Coordinator and Accounting Clerk, and Lt. Jones was named Director of Corrections and Public Safety. Deletra said that there was a line created for the security consultants to help monitor illegal activity at parks and areas where trash dumping occurs. She said that the salaries of the Director of Public Works and the Public Works Foreman were split between the General Fund and Capital Improvement. Deletra said gave a brief description of the City's other funds.

### **5. Presentation by Mark Spykerman of the City Center Project**

Stephanie Bogue, Gilmore & Bell, presented the update of the bond process for the new City Center project. She said that on May 10, 2021, the land purchase transaction will acquire 11 acres at the old location of the River Roads Mall for the site of the new City Hall and Recreation Center, which comprises the City Center project. She said that the City intends to use the proceeds from sales tax to proceed with the bond process. Ms. Bogue said that the Economic Development Sales Tax, one-half cent, began the creation of the Economic Development Tax Board. She explained that the board has met twice in March to discuss the Economic Development Tax Plan and the City Center project. Ms. Bogue said that the Economic Development Tax Board held a public hearing to pass the resolution for the tax plan and the City Council will be considering an ordinance to approve the tax plan for the City Center project.

Mayor Austin thanked Ms. Bogue for her presentation.

### **6. Presentation by a representative from the Riverview Gardens School District**

Ishmael Sistrunk, Executive Director of Communications for Riverview Gardens School District, spoke about Proposition E, which would be on the April Municipal Election ballot. He explained that it would impact the parents living in the Riverview Gardens School District and some Jennings constituents living in that district. Ms. Sistrunk said that the Tax Levy Committee was comprised of School District Board members, parents, other citizens from many municipalities, and community members. He asked if anyone from Jennings would like to participate on the School Board.

He said that the purpose of Proposition E was for students, to help pay for full accreditation, and to make teacher salaries more competitive to attract better teachers. Mr. Sistrunk said that the decrease in state funding affected the 2019-2020 fiscal year, which resulted in a shortage of funding of \$1.5 million, and in the present year the district will lose \$2 million in state funding. He said that a reduction in funding impacted many Missouri school districts. When the Riverview Gardens School District lost its accreditation, they transported students to other schools to get educated, which cost the school district \$27 million that cannot be recovered. Mr. Sistrunk said that the lack of revenue is ultimately hurting the children. He said that the school district lost its accreditation in 2017 and they are striving to regain that.

Mr. Sistrunk was proud to announce that the district accomplished a 1:1 ratio by providing technology to its students with a Chromebook or hotspot. He said that through the Michelle Obama Early Childhood Academic Center, the school district has been able to provide great learning.

He said that slogan of Proposition E was Educational Equity. Mr. Sistrunk said the goal of the Proposition was to equalize resources for their students, preserve opportunities, and educate them to their max potential. He clarified that this was not to be confused with Proposition R, which was about a tax bond issue in 2018. He explained the difference between the proposition was that a bond was for infrastructure and Proposition E tax levy for programs and anything in the general operating budget. Mr. Sistrunk said that the 2018 Proposition R was used to update the band rooms, gymnasium equipment, parking lots repaving, and updating the HVAC units in the district buildings.

Mr. Sistrunk recapped the priority of the Proposition. He said it was to expand early childhood education. He said that there are 150-200 students on the waiting list. He said that the school district would like to expand transportation outside a mile for the school because often, children are not able to attend school on inclement weather days. Mr. Sistrunk said that the funds from Proposition E would assist in regaining full accreditation, increasing teacher salaries, and allow the school district to rise to state standards of education.

Mr. Sistrunk explained what the tax levy would look like to homeowners. He said that levy requires 50% plus one vote to get Proposition E to be passed, which could generate about \$3.5 million. He asked what the Proposition cost would be. He explained that it would take a rise in the property tax and asking people to educate themselves.

Mayor Austin asked for a copy of his PowerPoint presentation to pass along the information to others within the community. Deletra said that there was public comment from Ms. Walter in the Zoom chat window, asking if Jennings residents could vote on the Proposition. Mayor Austin answered that no, Jennings residents could not.

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

***Susan Sneed, President of Kiwanis Club of MO – Jennings Chapter***, said that the club was planning to host a fishing derby on June 12, 2021, which will give Jennings a chance to show off Koeneman Park and perhaps, get back to business as usual. She said that they are currently working on permits for the event. Ms. Sneed invited Mayor Austin to join the event at 7 a.m.

***Yolonda Henderson, 8822 Sumter Drive***, greeted the City Council. She said that her first concern was that a Republic Services truck ran into her yard, which caused the ground under her brick walkway to lower. She asked how the City of Jennings got Republic Services. She said that if it were not for the cameras on her home, she would not have been able to get the situation resolved.

Ms. Henderson commented that the speed bumps were awesome but now drivers are trying to go around the bumps. She reported that there was graffiti at Lillian Avenue on the upper level, expressing that she was concerned that it could be gang-related. She commented that she did not think it was very nice that the Mayor allegedly took the spot of others in getting vaccinated.

Ms. Henderson thanked Councilwoman Jones for her service to the City of Jennings and Councilwoman Owens, Jennings alumni. She hoped that the next councilperson will continue to carry the torch.

**David Green** thanked Councilwoman Jones for her service to the City of Jennings and thanked Councilwoman Owens, commenting that he was impressed with her work in Ward 4, and hoped the new council people will keep it going.

He reported that they had not experienced any issues with Republic Services. He saw a post made on social media about Republic Services not having Better Business Bureau (BBB) accreditation and asked if the City was aware of their non-accreditation. Mr. Green said that on the BBB website, in the past three years, Republic Services had 4,000 complaints.

Mayor Austin said that there was a lot of discussion in the selection process for a waste disposal vendor. She said that the City was taking note of concerns as they come in and discerning when to look at the Republic Services contract again. Mr. Green asked if the City knew about the company's ratings before they accepted the bid. Jim said that the City received references and from what was put in the packets when the sealed bids were opened, they seemed highly qualified. He said that there was a liaison in the Building Department to get those complaints resolved.

**Marietta Beck, no address provided**, said that spring has sprung. She reported that at 5400 Hodiamont Avenue, the residents are parking their vehicles in front lawns. She said that on her block alone, three houses are habitually parking on their front lawns. She asked that the property owner be given a warning. Ms. Beck reminded the public that after trash is picked up, that trash receptacles are supposed to be brought in.

Ms. Beck said that there were tow trucks parked in the driveway at 5426 Hodiamont Avenue, she asked if they could park tow trucks in the driveway. She reported that at 5479 Hamilton Avenue, that the tenants may have moved out, but they have not had trash service. Ms. Beck said that Republic Services picked up twenty-seven (27) bags of trash and the two trash receptacles. She observed that they picked up another ten (10) bags of trash the previous week and another ten (10) bags after the tenants moved out. Ms. Beck said there were another ten (10) bags of trash left on the property, two bags of trash were broken by critters, and trash scattered about the lawn. Ms. Beck hoped that the landlord is carefully monitored in the future by the City. She apologized for sounding negative and thanked Mayor Austin. She wished everyone a happy spring.

Schona McClellon, Director of Housing, asked for a repeat of the addresses. Mayor Austin repeated the addresses. Jim said that with the tow truck ordinance, the vehicles could be personal vehicles, which can park on the property, but the ordinance was specific to the class weight of the tow trucks. Councilman Johnson asked what the weight limit was on the trucks. Sam Alton, City Attorney, said that it was at least one ton, but he would help Jim locate the ordinance. Councilman Johnson asked for the information on the ordinance. Sam said that he would provide that information to him as well.

## **8. Councilmember's Reports (Reports are limited to 10 minutes. See Decorum Ordinance)**

**Councilwoman Owens** thanked Mayor Austin and in advance to those who wish her well. Councilwoman Owens wanted to acknowledge Councilwoman Jones for all her work throughout the City as a council member. Councilwoman Owens began her report with a quote. She said that she had been a resident for over 30 years, over time she learned that if you see something that needs to be changed, you can add to progress by contributing to making a change. She gave thanks to God.

Councilwoman Owens said that it was very disappointing to hear Ms. Beck complaining, which she thought added more to issues. She said that complaints, which seemed like personal jabs at individuals do not help in correcting the issue, and Councilwoman Owens said she took them personally. She said that she was taught to not point fingers but rather ask how she could contribute to a solution. Councilwoman Owens said that she sees the same issues within the community, and everyone is all a part of what is happening in the community. She suggested in the future, that when residents see issues, they can be a part of the community and get out there to act. She would like to change the tone and do more to support each other. She said that Ward 4 has been aware of what is happening regarding the vacant property. Councilwoman Owens advised if more people get out and do something about the issues that they often reported as complaints, that things can get done for those situations. She said that it was important to do something to change the narrative.

She said that there are so many people that contribute to making things happen that she would like to thank, and she may forget to name everyone. She thanked her mother and sister for their support. She thanked her family, extended family, and blended family. She thanked the Jennings alumni community, the Mayor, the Police Department, the Jennings School District, the Public Works Department, and the Building Department for being involved in the community.

Councilwoman Owens gave a salute to Deletra for keeping operations within the City going as a City Clerk, to Mayor Austin, and those council people coming in the next election. She said she was very connected to Ward 4. Councilwoman Owens shared some notes of what she has observed since she ran her campaign: community engagement, public safety, and business development. She thought it was important to build rapport with the community and build a relationship to work together. She said that Jennings and North County had a reputation. She reported that she had a pleasant experience with the Jennings Police Department and had real, honest conversations to build that sense of trust and to improve things within the community.

Councilwoman Owens said regarding business development, she saluted the Building Department and Mayor Austin, for the developments that are happening in Ward 4. For example, the Star Residences and new homes being built, and the Speedway gas station that was coming. She was happy to see progress being made in Ward 4. She appreciated the connection built with the senior residents and she valued those moments with them. Councilwoman Owens said that unfortunately, during the COVID-19 pandemic, some senior residents were lost, and she hoped to honor their legacy.

Councilwoman Owens gave special recognition to No Competition Barber Shop and Strategic Home Health Care for doing amazing things for the community, and always trying to give back. She acknowledged Heather at Bar 922, for doing a lot for the community. Councilwoman Owens reported that a great friend of hers, Mario, passed away and hosted a Mario Day and an Adopt-A-Street on his behalf. She thanked Mayor Austin and Deletra for helping move those resolutions for Ms. Law, Ms. Stokes, Ms. Dixon, and Ms. Holbrook. Councilwoman Owens thanked Metropolitan Missionary Baptist Church, Word of Faith Church, and New Life Church for their community engagement.

**Councilwoman Clower** thanked Councilwoman Owens for the joy in serving with her and learning from her. She said that Ward 4 was moving forward and asked the public to be patient. She said that A Caring Plus and others in Ward 4 would like to set up a meeting to discuss the trash dumping issues. Councilwoman Clower thanked Jim for addressing the issue at Helen Avenue and Garesche Avenue regarding the tree. She said that Jim would get back to her regarding the tree. She expressed concerns about the additional streetlights at Garesche Avenue from the new gas station being built but suggested the traffic signal be placed a little farther up the road because she saw the potential for vehicle accidents to occur. Jim said that he would conduct a survey.

Councilwoman Clower followed up on the trash build-up issue with the Family Dollar dumpsters and asked how many pick-ups the company receives, then suggested that the company invest in another dumpster. Jim said that was something that she will have to contact the Building Department about. Jim said that someone dumped junk into the Public Works recycling dumpster. Councilwoman Clower said that Ward 4 was all in it together and asked the resident with the trash complaint to contact her at 314-412-3189, so they could coordinate working together to get the community cleaned up.

Councilwoman Clower expressed concern with resident phone calls regarding having compassion when taking their complaints and responding while they are on the phone. She would like employees to make residents feel heard. She thanked all the City staff; she reported no complaints of staff and that she noticed that they often go beyond their duties. She asked residents to contact her. She said that Councilwoman Owens did a great job, and she hoped to continue that or do better. She said that many times in talking with each other, everyone should show compassion and respect for each other. She said that she had been interrupted and asked for residents' help because she was very concerned about Ward 4. Councilwoman Clower said that she was elected by Ward 4 constituents and she is working hard for them. She believed it could be done.

Mayor Austin thanked her and asked her to put her telephone number in the Zoom meeting chat for residents.

**Councilwoman Anderson** hoped that people are surviving the COVID-19 pandemic. She said that she was sad to see Councilwoman Owens and Councilwoman Jones go. She reported James Crumb asked if he could get some help with debris from the stormy weather. She asked if he could get some help at the cemetery.

Councilwoman Anderson wished everyone to stay safe and hoped that everyone gets vaccinated.

**Councilman Johnson** recognized Councilwoman Jones and Councilwoman Owens for their service to the City of Jennings. He said that he appreciated the conversations they have had inside and outside of the City Council. He attended the Norwood Township meeting; he was invited by Terry Wilson and Yolonda Henderson. He said that it was good to hear about issues from a state-wide perspective.

Councilman Johnson reported that he was appointed to the Advisory Committee, which will be presented at the STL Racial Equity Summit. He said that the committee discussed cleanup events, the number of cleanups being organized, and the ongoing trash dumping problem across St. Louis. He encouraged the public to keep fighting and keep the effort to minimize the effects of trash dumping in the community. Councilman Johnson said that there are circles organizing cleanups, and invited Councilwoman Clower.

Councilman Johnson said that at College Avenue and Idlewild Avenue, some demolitions are moving forward on derelict homes and a lot of rehabilitation with properties being put back to use. He said that regarding the placement of speed bumps, he suggested a meeting with Jim to discuss the speed bumps, phases of installation, and the anticipated completion date for speed bump placement.

Councilman Johnson gave the rest of his time to Councilwoman Owens to continue any topics that she was unable to touch on in her reporting time. Councilwoman Owens reported that she had nothing to add. Jim said that the speed bumps were going up presently and speed limit signs are being fixed, and he hoped to get Ward 3 streets done soon.

**Councilwoman Brown** thanked Jim for his work and appreciated personally observing the speed bumps being installed. Councilwoman Brown thanked Officer McCrary for the creation of the Senior Neighborhood Watch agenda. She reported that the Neighborhood Watch was trying to increase the attendance numbers but not has had much attendance. She thanked Jennings Police Officers for responding to the shots fired very close to her front door. She reported that the police responded within three to four minutes and informed her of what to do during situations where gunshots could be heard nearby and advised her how to shelter in place.

She said that since traffic is being discussed, the frequency of speeding has slowed down but when it does happen drivers are moving fast. Councilwoman Brown said that since Ada Wortley Avenue and Berkay Avenue will become the main access for the new City Center, she asked everyone that all safety measures are kept in mind because drivers often do not respect street signage.

She said in the monthly police report, she noticed the number of moving citations were low and she asked Capt. Law why that was. Capt. Law said that citations were down during the COVID-19 pandemic and officers sometimes give a lot of warnings to speeding drivers. He reported a reduction in crime and with the placement of the street barriers, he has seen a reduction in complaints. Capt. Law reported that in the first quarter of 2021, Jennings was down approximately 52% in crime from last year and as well as violent crime. He said that last year, there were 27 violent crimes in comparison to 2021. Capt. Law reassured her that the additional resources that came to Jennings will continue throughout the year which should result in fewer complaints.

Councilwoman Brown reported that the City Council is planning to begin a cleanup event for all four Wards, and she hoped to get it on the Public Works schedule because the Public Works equipment and staff play an essential part in the trash cleanup effort. She said that this forthcoming event will be like what was hosted by council people about a year or a year and a half ago.

She thanked Councilwoman Owens for what she had consistently done for Jennings and hoped the Councilwomen of Ward 4 follow her lead. Councilwoman Brown thanked Councilwoman Jones for her outstanding expertise on the City Council and the Jennings School District Board. She wished her well, as Councilwoman Jones moved forward in her new venture. Councilwoman



Brown hoped that she will continue to do the best. She thanked everyone for the outstanding turnout.

**Councilman Wilson** greeted everyone and commented that it was good to see everyone looking well. He said that he appreciated the leadership from Councilwoman Owens and that she will truly be missed by her constituents. He appreciated working alongside her. Councilman Wilson said that he appreciated Councilwoman Jones' friendship and working with her. He told her that he was here to support her in anything that she needs. He said that the Jennings School District Board had their last meeting while she was on the board. Councilman Wilson thanked the Jennings School District for the vaccine event at Gary Gore Community Center. He reported that there was a great turnout and that the event was well-planned by leadership from Dr. Art McCoy, joined by the National Guard.

Councilman Wilson said that North County Fire and Protection District has been rolling out a home visit vaccination operation. He said that to register for the COVID-19 vaccination, go to the St. Louis County website. He commented that Mayor Austin and the City staff did not jump the line for vaccinations and advised Jennings constituents not to listen to what the media has said and listen to the truth.

Councilman Wilson reported to Schona about a complaint he received regarding a backyard of a Jennings automotive business which is shared with Bellefontaine Neighbor constituents, and that has been affecting those residents. He said that the resident reported overgrown vegetation behind the business. He reported that the resident sent him pictures that he could forward but hoped that a Code Enforcement Inspector could go and check out that business location.

Councilman Wilson said that he went on a respectful social media rant to address the trash dumping. He reminded the public that trash does not just disappear when it is thrown and messes with the overall look of the community. He asked that everyone held others accountable and pull together to plan cleanups. He said that the quickest way to a cleaner community, is if one sees trash, then to simply pick it up.

Councilman Wilson reported that there are some jobs unfilled in the Public Works Department and encouraged the public to apply for the much-needed part-time Public Works Laborer positions. He acknowledged all the staff with the City of Jennings and explained to residents that often the staff receives complaints, reminding them to make sure to equally acknowledge their hard work as well.

Councilman Wilson said that he could not wait to see the flowers bloom now that spring was here and beginning to build the new City Center facility. He said that the City Council has grown together, have remained respectful of each other and constituents, and wished the new City Council members that would be present at the next City Council meeting, good luck. He reminded everyone that the Municipal Election was April 6, 2021, and polls are open from 6 a.m. to 6 p.m. Councilman Wilson recommended that everyone check their voter's registration cards, to make sure they knew where their polling locations were. He said that if someone was registered in St. Louis County, they had the option to vote at any polling location. He said that the poll station workers could print their voting ballot, on-demand, from any location.

Councilman Wilson said that the constituents of Ward 2 knew how to reach him, and he looked forward to seeing everyone next month.

**Councilman Stichnote** greeted everyone. He said that he invited Joseph Turner to see how things as a City Council member were done. He reported that at 8916 Huiskamp Avenue, there was a couch dumped at the vacant property.

He reported that Senior Bingo was hosted every Thursday at 11:30 a.m. at the Civic Center. He said that the speed bumps were being placed in front of schools, he believed there should be more placed on Hord Avenue and Cozens Avenue due to speeding. Councilman Stichnote said that he was at Koeneman Lake Park watching a man fish, and the man reported to him that there have been speeding drivers on the 2000 block Hildred Avenue and he requested speed bumps or barriers on Wescott Avenue.



Councilman Stichnote thanked Councilwoman Owens for everything she had done for the City of Jennings, being a team player, and said it was great working with her. He commented that Councilwoman Jones was something else and thanked her for always helping him and for her service to the City of Jennings.

**Councilwoman Jones** said that it was difficult to be leaving her role as a council member for the City of Jennings and that she loved everyone on the call. She said she had been living in Jennings for more than half her life and moved from East St. Louis to Ward 2 because the location was prime. Councilwoman Jones said that was what made Jennings so unique. She said that she always believed Jennings to be headed in the right direction and a great central location.

Councilwoman Jones said that Jennings has seen ups and downs in the seventeen (17) years she had been on the Jennings School District Board, yet to see where it has come in respecting cultures, the children are put first, and that Jennings had one of the best school districts in the area.

She said that as she began her term in 2015, Michael Brown was killed in 2014, she was moved to do more in the Jennings community. She said that her term was spent serving next to Councilman Stichnote and in the 6 years, they have struggled, laughed, and with their teamwork and peace, Jennings has been able to move forward. Councilwoman Jones said that during her term, she had served with three (3) mayors. She thanked Mayor Austin, appreciated her, and the City Council members. She reminisced of her years with the City of Jennings and her connections with the other members of the City Council. She said that she would always be a friend and neighbor to Councilman Stichnote and Councilman Wilson.

Councilwoman Jones commented that she was grateful for Councilwoman Brown, she appreciated the energy she brought to the Senior Commission and has brought to the City Council. She said to Councilman Stichnote, she appreciated him and that he took his role as councilman very seriously. She said that she expected a lot out of Councilman Johnson because he is willing to do the research and fight for what is right. She said that Councilwoman Anderson has been such a good friend and has become a role model and inspiration to her. She said to Councilwoman Clower, she thanked her for taking everything a step up in her role as a councilwoman and she knew her heart and energy would keep things moving forward in Ward 4. Councilwoman Jones said that she had the pleasure of continuing to work together with Councilwoman Owens in the community and she has done impeccable work in the community.

Councilwoman Jones said that Jim will be seeing her and thanked him for the placement of the speed bumps. She said that when Deletra came to Jennings she asked her, which was worse- East St. Louis or Jennings, and she commented on how much the City has grown over the last four (4) years. Councilwoman Jones said that she truly appreciated Deletra's guidance and leadership. Councilwoman Jones thanked Willie, Schona, Sam- commenting that he was the most amazing City Attorney because he gives his heart and soul in his work. She said that he was more than a lawyer but also a part of Jennings and she appreciated him. She thanked Capt. Law for making himself available. She said that there are so many new businesses in Jennings and the parks look great. She was excited about the placement of the speed bumps, yet there is much work to be done on crime, trash dumping, and Jennings landlords. Councilwoman Jones thanked the Jennings residents for allowing her to serve them and thanked Shirley Wayne for her letters and calls.

She knew it was her time to take up her new role and the next council member of Ward 1 to take up the torch with new energy. Councilwoman Jones thanked her husband for being supportive. She ended her time with a quote by Frederick Douglas and urged the people of Jennings to work together.

## **5. MAYOR'S REPORT**

Mayor Austin thanked the City of Jennings Department Heads and councilmembers for working with her. She said she was excited to announce the City welcomed Kellie Shelton, Economic Development Coordinator, to monitor the workings of the Community Block Grant Fund (CDBG), the building of the new Speedway gas station, the new firehouse coming to the Jennings area, the building of the City Center project, monitoring vacant property auctions, Mow-to-Own program,

and other business development within the City of Jennings. Mayor Austin gave some time to Kellie to introduce herself.

Kellie greeted everyone and was ecstatic to be on board. She said that she started years ago at the Southeast St. Louis neighborhood which is near Barnes-Jewish Hospital around the Kingshighway Boulevard area as the Housing and Development Coordinator there. Kellie said that over the years she has served a couple of other municipalities, such as a Planner of Economic Development in the City of Edwardsville and as Community Development in Economics at the City of Ferguson. She said that she was excited to be a part of the City of Jennings as the Economic Development Coordinator, to witness the City's long history, and happy to build more with the Mayor and City Council members. Kellie said that she was excited to get started and help.

Mayor Austin said she has heard about trash dumping in Jennings. She listed the efforts that the City has made to take on the issue: by placing cameras in specific areas where dumping occurs, the City has enlisted the help of Officer Bakula who now has a City phone for residents to report trash dumping. She said that Officer Bakula could be reached at 314-330-1037.

Mayor Austin reported that the City has been monitoring the complaint system and she has been in contact with the Public Works and Building Department. She said that there have been community clean up events and compiling a list of people who do not have trash service, to which Officer Bakula will pay a visit to those homes to let them know that the City was aware that they do not have trash service and direct them of how to set up trash service. Mayor Austin said that the Adopt-A-Stop program through the Metrobus is also helpful, if anyone was interested in becoming a part of the program, they should contact Margie Brown, Administrative Assistant in the Building Department, or Jim. She said that she welcomed emails or phone calls.

She urged businesses to get involved, said that Councilman Wilson hoped that the City could come together to reclaim Jennings streets. Mayor Austin said that some other changes that are being made to help trash dumping are adding security patrol at City parks and other identified areas as sites used for trash dumping. She said that the security patrols happen within a four (4) hour period, and have a route that they follow, then rotate from spot to spot four (4) to five (5) days a week.

Mayor Austin said that she does not feel offense or disappointment about the complaints from residents, she reminded the public that they are the City's eyes and ears. She reminded them that complaints regarding streets should be directed to Public Works at 314-381-7184. Mayor Austin reminded Jennings residents of the importance of being informed and encouraged them to contact councilmembers about their complaints. She shared the addresses that are included in the upcoming demolitions, and there are up to forty (40) people on the line and asked constituents to spread the word.

Mayor Austin reported that she had a meeting with Walgreens to distribute 500 vaccinations from their location. She said that the vaccination registration information would be located on the City of Jennings website, newsletter or residents may call the City receptionist to be added to the email list. She said any COVID-19 updates and other announcements may be found on the website as well. She said located on the website is a section for complaints but also compliments. Mayor Austin said that the City staff members welcome compliments as well and that they work very hard. She explained the complaint and compliment process, explaining that as they come through, they go to the City Clerk and are sent on to those specific departments.

Mayor Austin was excited to announce that the City of Jennings will be receiving funds from the American Rescue Act of \$2,600,535. She reported that those funds will be added to the City's General Revenue, as it is a one-time disbursement.

#### **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 every week since the beginning of March due to the formation of the City budget. He

recognized the City department heads for the delivery of their budgets. He said that he has been serving on the Ways and Means & Public Safety Committee for two and a half years, and this budget was the smoothest from department heads and he thanked Deletra for taking on the task of forming a complete budget.

Councilman Wilson said that the public hearing discussed the total revenue that the City anticipated to receive, the operational budget is staying within its means, and hopes that the City Council approved the 2021-2022 budget for the fiscal year. He said that also presented at the public hearing was the 30-year longevity salary schedule, which was implemented as an incentive for those employees who have been with the City for an extended time. Councilman Wilson said that the salary schedule was approved by the Ways and Means committee.

**2. Public Works & Building Committee** – Councilwoman Anderson reported that there was no meeting.

**3. Parks & Recreation Committee** – Councilman Stichnote reported that there was a meeting on Tuesday, March 16, 2021. He said that the committee discussed plans about the partnership with the Jennings School District and he received approval from the committee to act as a liaison from the City. He said the committee also received an update on park funds and how much will be paid from the park fund to the general fund.

Councilman Stichnote said that the committee also discussed the purchase of park benches, which Jim presented a bid of \$1,230 per bench from a vendor but agreed to look for a better bid. He said that the committee voted on the placement of the sculpture donation from Baucom's Life Celebration Center at Sievers Park. He said that the committee discussed the approval of the park dedication signs for Councilman Rodney Epps and Councilman Allan Stichnote and the replacement of the Pete McDermott signs for a total of \$4,669.

Councilman Stichnote said that the committee discussed the maintenance of the baseball fields which was ignited by Councilman Wilson, who suggested that the City collect bids for the field maintenance so the City could get the fields into better shape.

**4. Policy and Ordinance Committee** – Councilwoman Jones reported that there was a meeting on that evening, through a joint committee. She said that the committee approved the following revised policies: the Administrative Time Policy, the Fuel Policy, and the Safety Day Incentive Policy. She said that the committee proposed another meeting to discuss the landlord registration process, and Councilwoman Jones promised to continue to serve on the committee until she is sworn out of office.

**5. Municipal League** – Councilman Wilson said that there was nothing to report. He said that the University of Missouri was offering a course on Economic Development, and it was an opportunity to get more knowledge of the subject. He said that if anyone was interested in learning more about economic development, to contact Deletra to get signed up.

**6. Planning Commission** – Councilman Johnson reported there was a meeting on March 4, 2021, where the commission discussed the West Florissant Business District. He said that the district began east of Jennings Station Road and Goodfellow Avenue. He said that the committee discussed the number of Conditional Use Permits in the district.

Councilman Johnson said that the committee discussed three petitions. The first that was discussed was the petition to operate a homeless veteran's care program by Adore Home Care LLC, which passed unanimously to recommend to the City Council. The second petition was to operate a construction business by Mr. Harvey, which passed unanimously, and the third petition was to amend the ordinance for Speedway Gas Station and Convenience store to sell beer, wine, and intoxicating spirits.

He reported that there was a meeting scheduled but it was canceled.

**7. Economic Development Board** – Report provided.

**8. Youth Commission** – There was no meeting.

**9. Senior Commission** – There was no meeting.

**F. LEGAL BUSINESS (Proposed Ordinances)**

**1. AN ORDINANCE APPROVING THE CITY OF JENNINGS, MISSOURI, ECONOMIC DEVELOPMENT TAX PLAN, 2021.**

On the motion for the first reading made by Councilwoman Jones, seconded by Councilman Wilson for Bill #2637. Sam did the first reading of the ordinance. On the motion made by Councilman Wilson, seconded by Councilwoman Clower for the second reading, Sam did the second reading of the ordinance.

Bill #2637 became Ordinance #2574 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 AUTHORIZING THE CITY OF JENNINGS, MISSOURI TO ENTER INTO AND EXECUTE A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI FOR THE MOSQUITO CONTROL SERVICE AND AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF JENNINGS TO ENTER INTO ON BEHALF OF THE CITY A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI FOR MOSQUITO CONTROL SERVICES.**

On the motion for the first reading made by Councilwoman Anderson, seconded by Councilman Wilson for Bill #2638. 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 #2638 became Ordinance #2575 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.

**3. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO ERIC F. HARVEY TO OPERATE A CONSTRUCTION COMPANY UTILIZING OFFICE SPACE AT 6621 WEST FLORISSANT AVENUE, IN THE CITY OF JENNINGS, MISSOURI.**

On the motion for the first reading made by Councilwoman Anderson, seconded by Councilwoman Clower for Bill #2639. Sam did the first reading of the ordinance. On the motion made by Councilwoman Anderson, seconded by Councilman Stichnote for the second reading, Sam did the second reading of the ordinance.

Bill #2639 became Ordinance #2576 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 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 ALL TYPES OF INTOXICATING LIQUORS INCLUDING PACKAGED LIQUORS, WINE, BEER AND SPIRITS 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 #2640. 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 #2640 became Ordinance #2577 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 TRANSFERRING A CONDITIONAL USE PERMIT FROM SANSONE PLAZA ON THE BOULEVARD, LLC TO 24 FRANCHISE LLC TO OPERATE A SONIC RESTAURANT AT 8431 LUCAS AND HUNT ROAD, IN THE CITY OF JENNINGS, MISSOURI.**

On the motion for the first reading made by Councilwoman Anderson, seconded by Councilwoman Brown for Bill #2641. 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.

Councilman Johnson asked if the business were changing owners and asked if the business would be leaving Jennings. Serverio Napolitano, 24 Franchise LLC, said there was no intention of leaving the City of Jennings and explained that this transfer was to change the business ownership.

Bill #2641 became Ordinance #2578 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**

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

Bill #2633 became Ordinance #2579 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 abstained.

**H. NEW BUSINESS**

***1. Approval of the 2021-2022 Proposed Budget***

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the City Council approved the 2021-2022 Proposed Budget. All in favor; none opposed.

***2. Approval of the 30-Year Longevity Pay Schedule***

On the motion made by Councilwoman Jones, seconded by Councilman Wilson, the City Council approved the addition of the 30-Year Longevity Pay Schedule to the City of Jennings salary schedule. All in favor; none opposed.

***3. Approval of the Special Event Permit - Golf Tournament***

On the motion made by Councilwoman Anderson, seconded by Councilwoman Clower, the City Council approved the special event permit for Ascension Charity Classic to host the PGA Tour Professional Golf Tournament at Norwood Hills Country Club, from September 6, 2021, to September 12, 2021. All in favor; none opposed.

***4. Approval of the Special Event Permit - Photo Studio***

On the motion made by Councilwoman Anderson, seconded by Councilwoman Clower, the City Council approved the special event permit for Justin Holmes for a grand opening of a photo studio at 2323 Hord Avenue on April 17, 2021. All in favor; none opposed.

***5. Approval for the revised janitorial contract***

On the motion made by Councilwoman Anderson, seconded by Councilman Wilson, the City Council approved the revised janitorial contract for H & W Janitorial Services for \$70,920. All in favor; none opposed.

***6. Approval of the vehicle purchases for the Public Works Department***

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the City Council approved the vehicle purchases for the Public Works Department, two 2021 Chevrolet Silverado HD trucks, one Ford F-250, and one Ford F-350, for \$67,000. All in favor; none opposed.

Councilman Johnson asked if the vehicle purchases were discussed. Councilman Wilson said that the purchase of the trucks for the Public Works Department was discussed at the Ways and Means & Public Safety Committee on March 17, 2021.

***7. Approval of the Revised Administrative Time Policy***

On the motion made by Councilwoman Anderson, seconded by Councilman Wilson, the City Council approved the revised Administrative Time Policy. All in favor; none opposed.

***8. Approval of the Fuel Policy***

On the motion made by Councilwoman Jones, seconded by Councilwoman Anderson, the City Council approved the City of Jennings Fuel Policy. All in favor; none opposed.

***9. Approval of the Revised Safety Day Policy***

On the motion made by Councilwoman Anderson, seconded by Councilwoman Clower, the City Council approved the revised Safety Day Policy. All in favor; none opposed.

***10. Approval of the monthly bills for payment.***

On the motion made by Councilwoman Anderson, 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 said that the City of Jennings had five (5) Part-time Public Works Laborer to must be filled. She said that the City was having a hard time looking for candidates and encouraged the public to apply. She said that some part-time laborers would work in the parks and some with trash clean up.

Mayor Austin said residents have been asking for the placement of more barriers and speed bumps. She encouraged them to call Public Works at 314-381-7184 so those streets could be added to the going list and be discussed at the Building and Public Works Committee meeting. She asked that constituents follow those procedures to ensure that the street barrier and speed bump requests are given to the right department.

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

On March 22, 2021, on the motion made by Councilwoman Clower, seconded by Councilwoman Jones, the City Council approved a closed session for Personnel (RSMO 610:021- 3) by the following roll call vote of councilmembers voting in favor: Stichnote, Jones, Wilson, Brown, Anderson, Johnson, Owens, Clower; none absent; none opposing nor abstaining.

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

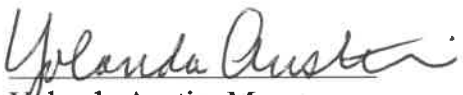
PERSONNEL - The following actions were taken:

Hire of Part-Time Public Works Laborer

On the motion made by Councilwoman Wilson, seconded by Councilwoman Jones, the City Council approved the recommendation from James Maixner, Public Works Director, to hire Roy Miller as the Part-Time Public Works Laborer 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.

**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 10:10 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