



Monday, May 24, 2021
CITY COUNCIL REGULAR MEETING AGENDA

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

May City Council Meeting

When: May 24, 2021 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/zoom-join-link>

After registering, you will receive a confirmation email containing information about joining the meeting.

One or more of the members of the City Council will be participating by telephone or other electronic means. Members of the public will not be allowed to attend the meeting in person. All meetings are recorded.

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

Meeting posting date: _____ initials by: _____

A. PUBLIC HEARING

1. • Petition to Subdivide Lot – Request to re-subdivide a lot at the site formerly known as River Roads mall for future development to include the new Jennings city hall and recreation center. The lot is identified as: River Roads Plat Eleven – A re-subdivision of Lot 2 of River Roads Plat 10 (Plat Book 366 Page 375), located in U.S. Survey 1913, Township 46 North, Range 7 East, City of Jennings, St. Louis County, Missouri. See attached PROPERTY DESCRIPTION exhibit for the full legal description. Petitioner: Jamey Henson, Vice President of The Sterling Company and John Diehl, Director of Real Estate for Environmental Operations, Inc.

2. • Petition for a Conditional Use Permit – to operate a fast-food restaurant with a drive-thru as KFC at 8929 Jennings Station Rd under NAICS code 722513 in the C-2 Shopping and Service Commercial district. Petitioner: Bob Ziegenfuss, President of Z Development Services and John Diehl, Director of Real Estate for Environmental Operations, Inc.

3. • Petition for a One-Time Conditional Use Permit – NAICS code 812199 and 812191 Services to allow for operation of a natural health and wellness Beauty Bar to include office space. It is to be named Shanty of Beauty, LLC at 7230 West Florissant Ave. in the C-2 Shopping and Service Commercial district. Former: Saaf Investment, LLC Petitioner: Adrienne L. Beal – Owner

4. • Petition for Conditional Use Permit – NAICS code 722320 Services, to operate an event/office space for recreational activities to include graduations, parties, baby showers and meetings. It is to be named Classy Events, LLC at 8890 Jennings Station Rd in the C-2 Shopping and Service Commercial district. Former: The Worship Center – Church Petitioner: Edna McGowan – Baker, Owner

5. • Petition for Conditional Use Permit – NAICS code 722320 Services, a banquet hall/office space for catering services, receptions entertainment and recreational activities. It is to be named Kreative Affairs Event Space, LLC at 6518 West Florissant Ave. in the C2-S Shopping Service Commercial District. Former: Lively Hope Church of God – Church Petitioners: De’Etta Smith, Owners

6. • Petition for a One -Time Conditional Use Permit – NAICS code 541920 and 541810 Service to allow photography studio & advertising company to operate a business for family portraits, wedding photos, graduation photos, advertisements such as business cards, stationary, flyers, and other promotional items. It is to be named PROMOGEEKS ADVERTISING & MEDIA CO. LLC at 6518 West Florissant Ave. in the C2-S Special Shopping Service Commercial District. Former: Lively Hope Church of God – Church Petitioners: Arturo Smith, Owners

B. REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Agenda

5. Approval of the minutes from the Regular Meeting of April 26, 2021

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS AND REQUESTS

1. Presentation by Mark Spykerman, Gilmore & Bell and Martin Ghafoori, Stifel

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

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

4. Mayor's Report

D. MONTHLY DEPARTMENTAL REPORTS

1. Finance Department
2. Courts
3. Jail Report
4. Building Department
5. Sewer Lateral
6. Economic Development Report
7. Public Works Report
8. Recreation Department
9. St. Louis County Police Department
10. North County Fire & Rescue
11. Emergency Management
12. Approval of monthly reports

E. REPORTS OF COMMITTEES

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

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AMENDING THE CITY OF JENNINGS MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR MOBILE FOOD TRUCKS, FOOD TRAILERS AND PUSHCARTS.
2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A REQUEST TO SUBDIVIDE A LOT FORMERLY KNOWN AS RIVER ROADS MALL FOR FUTURE DEVELOPMENT TO INCLUDE THE NEW JENNINGS CITY HALL AND RECREATION CENTER LOCATED AT LOT 2 OF RIVER ROADS PLAT 10 (PLAT BOOK 366 PAGE 375) LOCATED IN U.S. SURVEY 1913, TOWNSHIP 46 NORTH, RANGE 7 EAST IN THE CITY OF JENNINGS, MISSOURI.
3. AN ORDINANCE AUTHORIZING THE CITY OF JENNINGS, MISSOURI, TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.
4. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO BOB ZIEGENFUSS AND JOHN DIEHL TO OPERATE A KFC DRIVE-THRU RESTAURANT AT 8929 JENNINGS STATION ROAD, IN THE CITY OF JENNINGS, MISSOURI.
5. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO ADRIENNE L. BEAL TO OPERATE A NATURAL HEALTH AND WELLNESS BEAUTY BAR KNOWN AS SHANTY OF BEAUTY, LLC AT 7230 WEST FLORISSANT AVENUE, IN THE CITY OF JENNINGS, MISSOURI.
6. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO EDNA MCGOWAN TO OPERATE AN EVENT/OFFICE SPACE FOR RECREATIONAL ACTIVITIES KNOWN AS CLASSY EVENTS, LLC AT 8890 JENNINGS STATION ROAD IN THE CITY OF JENNINGS, MISSOURI.
7. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO DE'ETTA SMITH TO OPERATE A BANQUET HALL/OFFICE SPACE FOR CATERING SERVICES, RECEPTIONS, ENTERTAINMENT AND RECREATIONAL ACTIVITIES KNOWN AS KREATIVE AFFAIRS EVENT SPACE, LLC AT 6518 WEST FLORISSANT AVENUE IN THE CITY OF JENNINGS, MISSOURI.
8. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO ARTURO SMITH TO OPERATE A PHOTOGRAPHY STUDIO AND ADVERTISING COMPANY KNOWN AS PROMOGEEKS ADVERTISING AND MEDIA CO., LLC AT 6518 WEST FLORISSANT AVENUE IN THE CITY OF JENNINGS, MISSOURI.

9. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, REPEALING AND AMENDING SECTION 6-32 OF DIVISION 2, ARTICLE II, CHAPTER 6 OF THE JENNINGS MUNICIPAL CODE.

10. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, REPEALING AND AMENDING SECTION 31.5-3 of CHAPTER 31.5 OF THE JENNINGS MUNICIPAL CODE.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

- 1. Approval of the park planning grant application
- 2. Approval of the Park Master Plan
- 3. Approval to auction copier
- 4. Approval of the Appointment of Youth Commissioners
- 5. Approval of the Appointment of Senior Commissioners
- 6. Approval of the Title VI Compliance Statement
- 7. Approval of the Title VI Complaint Form
- 8. Approval of the Food Truck Permit Application
- 9. Approval of the Plan Review Contractors
- 10. Approval of the Appointment to the Planning Commission
- 11. Approval of the monthly bills for payment

I. MAYOR'S CLOSING REMARKS

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

- 1. Personnel (RSMO 610:021-3)

K. Adjournment

- 1. Adjournment



**Minutes of the City Council Regular Meeting
Telemeeting Via Zoom Video
May 24, 2021
Regular Council Meeting 7:00 p.m.**

The two thousand four hundred and twentieth meeting of the Jennings City Council was held on Monday, May 24, 2021, at 7:00 p.m. via Zoom Video.

A. PUBLIC HEARING

1. Petition to Subdivide Lot – Request to re-subdivide a lot at the site formerly known as River Roads mall for future redevelopment to include the new Jennings City Hall and Recreational Center. The lot is identified as: River Roads Plat Eleven – A re-subdivision of Lot 2 of River Roads Plat 10 (Plat Book 366 Page 375), located in U.S. Survey 1913, Township 46 North, Range 7 East, City of Jennings, St. Louis County, Missouri. See attached PROPERTY DESCRIPTION exhibit for the full legal description. Petitioner: Jamey Henson, Vice President of The Sterling Company, and John Diehl, Director of Real Estate for Environmental Operations, Inc.

Virginia Humiston, a professional land surveyor for The Sterling Company, said that she did not see the appointed speaker on the call but was available to answer technical questions about the lot.

No one spoke against the petition. The public hearing was closed at 7:03 p.m.

2. Petition for a Conditional Use Permit – to operate a fast-food restaurant with a drive-thru known as KFC at 8929 Jennings Station Rd under NAICS code 722513 in the C-2 Shopping and Service Commercial district. Petitioner: Bob Ziegenfuss, President of Z Development Services, and John Diehl, Director of Real Estate for Environmental Operations, Inc.

Bob Ziegenfuss, Z Development Services, explained that the site planning for the KFC location on Jennings Station Road.

Councilman Wilson asked what the timeline was for the construction of the KFC location. Mr. Ziegenfuss said recently, product availability has been an issue, which may extend the project timeline. He said that with Missouri Sewer District (MSD) and St. Louis County there may be a long time on acquiring permits, yet he hopes to begin within three to four months. Mr. Ziegenfuss expects the project to begin sometime in August or September, to end sometime in 2021.

No one spoke against the petition. The public hearing was closed at 7:11 p.m.

3. Petition for a One-Time Conditional Use Permit – NAICS code 812199 and 812191 Services to allow for operation of a natural health and wellness Beauty Bar to include office space. It is to be named Shanty of Beauty, LLC at 7230 West Florissant Ave. in the C-2 Shopping and Service Commercial district. Former: Saaf Investment, LLC. Petitioner: Adrienne L. Beal – Owner.

Adrienne Beal, Owner of Shanty of Beauty, explained the purpose of the beauty bar. Councilwoman Brown asked whether there was sufficient parking for Shanty of Beauty to operate. Ms. Beal explained that there was a parking lot located behind the building, with twelve (12) to fifteen (15) parking spaces. She said that they intend to operate by appointment only and have an agreement with a local business across the street, who is allowing overflow parking in their lot. Councilwoman Brown asked if it was a verbal or written agreement. Ms. Beal said that it was dependent upon when Shanty of Beauty's business license was approved, they would speak more about parking arrangements, but she was sure she could get the arrangement in writing.

Councilwoman Brown asked what the hours of operation of Shanty of Beauty would be. Ms. Beal said that Shanty of Beauty would be open from 9 a.m. to 6 p.m. during the week and from 9 a.m. to 6 p.m. on the weekend.

Councilwoman Anderson pointed out that 'Other Services' were mentioned, should not the City Council know what those other services are. Sam Alton, City Attorney, asked what was listed on the application. Councilwoman Anderson said that Ms. Beal named a few but also said 'Other Services'. Sam said that what services are being provided needs to be described for the City Council to know what will be happening at the property. Mayor Austin asked what was listed on the application. Ms. Beal said that was how the application was filled out and whatever other services that Shanty of Beauty provides would not exceed what was listed on the application. Ms. Beal explained that Shanty of Beauty offers body sculpting, radiofrequency treatments, vacuum therapy, and radiofrequency facials, confirming that she had listed everything on the application.

No one spoke against the petition. The public hearing was closed at 7:18 p.m.

4. Petition for a Conditional Use Permit – NAICS code 722320 Services, to operate an event/office space for recreational activities to include graduations, parties, baby showers, and meetings. It is to be named Classy Events, LLC at 8890 Jennings Station Rd in the C-2 Shopping and Service Commercial district. Former: The Worship Center – Church. Petitioner: Edna McGowan – Baker, Owner.

No one spoke for the petition. Councilman Johnson asked what the allowable capacity for the building was. He said that in North County, there seemed to be an issue with event locations exceeding their occupancy capacities. Councilman Wilson expressed concern about parking for the business location. Mayor Austin said that it was discussed with the Planning Commission. She asked if Councilman Johnson or Schona McClellan, Director of Housing, could shed some light on that discussion.

Deletra Hudson, City Clerk, said that there was a member of the public that had a question. Doris Green voiced her concern about the security arrangements of the business location and the potential for a lack of security to become a problem. Mayor Austin said that it was a great point and reiterated that it was discussed at the Planning Commission. Ms. Green suggested that the petitioner enlist off-duty police officers to act as security guards during their events. She asked if the business would be purveying liquor or how that the serving of liquor works in the City of Jennings. Mayor Austin said that it can be part of the approval process, but the petitioner was not present to answer those questions.

Councilwoman Brown asked what Ms. McGowan shared at the Planning Commission, where the documentation was. Councilman Johnson said that it was notated in the Planning Commission minutes and spoke of the business owner's experience, but she was not present to explain in more detail. Councilwoman Brown asked if the company's business plan was also discussed at the Planning Commission. Councilman Johnson confirmed that the services that would be rendered and the business plan were shown at the Planning Commission meeting. Councilwoman Anderson commented that it was in poor taste that the owner was not present for the public hearing of the petition. Councilman Stichnote asked if the Planning Commission passed the petition on to the City Council for approval.

Deletra reminded the City Council that the Planning Commission minutes were provided in their meeting packets. Councilman Johnson repeated his question and the business' intended occupancy for events. Schona said that the business' location total capacity from the Fire Department was 140 people seated and 300 people standing.

Councilman Wilson clarified that if the business intends to serve alcohol, they will have to obtain a liquor license from the City but if alcohol is allowed to be served at a private event, he did not know how that would be regulated. Sam said that since it was a business, the City may table the petition to make a stipulation in the ordinance that the business could not serve liquor at their

events. He said that if it were a private event, the business could not be held responsible for what the hosts of the private event do. He said that if the business were to serve liquor, they would have to apply for a liquor license. Schona said that the business did not intend to serve alcohol and would come before the Planning Commission again to apply for a liquor license.

Councilman Wilson asked about parking for the business. Schona said that the petitioner has made arrangements with neighboring businesses in writing for parking in their lots or across the street after business hours. She said that the business was not willing to make the space available at full capacity yet. She said that they intend to begin hosting events with fifty (50) people at first and there was also street parking available to their patrons.

No one spoke against the petition. The public hearing was closed at 7:37 p.m.

5. Petition for a Conditional Use Permit – NAICS code 722320 Services, a banquet hall/office space for catering services, receptions, entertainment, and recreational activities. It is to be named Kreative Affairs Event Space, LLC at 6518 West Florissant Ave. in the C-2 Shopping Service District. Former: Lively Hope Church of God – Church. Petitioners: De’Etta Smith, Owners.

De’Etta Smith, Owner of Kreative Affairs Event Space LLC, said that the event space would host baby showers, wedding receptions, graduation events, or adult parties. Councilwoman Clower asked about the company’s intention to sell liquor when Mrs. Smith referred to ‘adult parties. Mrs. Smith said that they do not intend to sell liquor.

Councilwoman Clower asked about parking for the business. Mr. Arturo Smith said they have received permission from neighboring businesses to allow parking in their lots, which should provide ample parking, as well as street parking down adjacent streets. Mrs. Smith added that those vehicles parked in the street would not block traffic.

Councilwoman Clower asked what the hours of operation were. Mrs. Smith said that hours of operation are Sunday through Thursday, from 10 a.m. to 8 p.m., and 8 a.m. to midnight on Fridays and Saturdays. Councilwoman Clower asked if there were any security guard arrangements for their events. Mrs. Smith said that they intend to use BBS licensed and bonded Security Company. Councilman Johnson asked if the midnight closing time was allowed by the City. Mrs. Smith said that she was asking for those hours of operation. Councilwoman Clower asked if they would consider adjusting their hours of operation on the weekend to 8 a.m. to 11 p.m. Mrs. Smith said that she was open to adjusting the hours of operation.

Councilwoman Clower spoke against the petition. The public hearing was closed at 7:41 p.m.

6. Petition for a One-Time Conditional Use Permit – NAICS code 541920 and 541920 and 541810 Service to allow a photography studio & advertising company to operate a business for family portraits, wedding photos, graduation photos, advertisements such as business cards, stationery, flyers, and other promotional items. It is to be named PROMOGEEKS ADVERTISING & MEDIA CO. LLC at 6518 West Florissant Ave. in the C-2 Special Shopping Service Commercial District. Former: Lively Hope Church of God – Church. Petitioners: Arturo Smith, Owner.

Arturo Smith, Owner of Promogeeks Advertising & Media Co. LLC, explained that he plans to offer photography and advertising services to the community and teaching children photography. He said that he plans to host a joint class with Justin Holmes, who is already established in Jennings. Councilman Wilson asked if the space would be shared by the banquet center, Kreative Affairs Event Space. Mr. Smith said yes, Promogeeks would be located at the front of the space, and Kreative Affairs would operate in the back of the space. Councilman Wilson asked if there would be any printing done onsite or would printing be outsourced. Mr. Smith said that most of the printing would be outsourced, any printing done at the space would only be normal office printing. He said that there were no large printers onsite. Councilman Wilson expressed that he was concerned if there would be expensive equipment housed in the space.

No one spoke against the petition. The public hearing was closed at 7:45 p.m.

Mayor Austin asked for a moment of silence for Viola Murphy, former Mayor of Cool Valley, who had done work in the community for several years. She said that she passed away on April 28, 2021. She asked for another moment of silence for Michael Iver, who retired from the City of Jennings as Lt. Colonel and Assistant Police Chief of the Jennings Police Department and served with his wife, Gail Iver, on the City Council. Mayor Austin said that he passed away on May 5, 2021. Mayor Austin asked for a moment of silence for Beverly Roche, who served the City of Jennings in the Finance Department for over thirty years and passed away on May 14, 2021.

1. REGULAR MEETING

1. Call to Order - The meeting was called to order at 7:48 p.m.

2. Roll Call

Council members present: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Phyllis Anderson, Gary Johnson, Lorraine Clower, and Joseph Turner.

Council member(s) absent: None.

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

3. Approval of the Agenda

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

4. Approval of the minutes from the Regular Meeting of April 26, 2021.

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the City Council approved the minutes from the Regular Meeting of April 26, 2021. All in favor; none opposed.

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

1. Presentation by Mark Spykerman, Gilmore & Bell, and Martin Ghafoori, Stifel

Mark Spykerman, Gilmore & Bell P.C., shared his screen. He said that in the morning, bonds were sold to fund the City Center project. He explained that the ordinance approves the lease purchase and authorizing the issuance of \$11,190,000 in principal number of Certificates of Participation (bonds). Mark explained that the sale of the bonds will generate \$12,000,000, which investors pay the premium, which is normal in the bond market. He said that the City will have an ongoing tax and securities issuance. Mark said that the closing date for the bonds was scheduled for June 10, 2021, and explained that on that day the City of Jennings would take title to Lot 2A River Roads for the subdivision plat. He explained the bond process and how the bond would be paid off. He said that it was a very common process in St. Louis County and the state of Missouri to acquire municipal buildings like fire stations, City Halls, and other municipal buildings. Mark said that Martin Ghafoori, Stifel, was key in the marketing and selling of the bonds.

There were no questions about the presentation. Councilman Wilson commented that they did great work and looked forward to moving on to the next step of the process, which was breaking ground. Mayor Austin thanked Mark and Martin for their presentation.

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

Jeannine Roberts, 8330 Osborn, was not available to make comments due to technical difficulties.

Marietta Beck, 5476 Hodiamont Avenue, experienced some technical difficulties and could not comment. Deletra said that she had emailed her question ahead of time. Deletra said that Ms. Beck

said that it was announced at a City Council meeting that Stout Sign Company was leaving the City of Jennings. She asked if that were true and if so when that would be happening. Mayor Austin said that the City has not heard any updates about Stout Sign Company at that time.

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

Councilwoman Clower reported that there was a clean-up Saturday, May 22, 2021, that went well. She said that several residents participated in that and thanked them. She thanked Officer McCrary, Officer Bakula, Alice Logan, Robert Hertz, and Tony.

Councilwoman Clower reminded everyone that Metropolitan Missionary Baptist Church was conducting a food giveaway from 3:30 p.m. to 6:00 p.m., on Wednesday, May 26, 2021, through Wednesday, June 9, 2021. She said that Monument of Faith Church of God was also giving away food from 1 p.m. to 3 p.m. every Friday until August 9, 2021.

She received a complaint regarding some trucks parked on Janet Avenue and West Florissant Avenue, which seemed to be an ongoing issue. Councilwoman Clower said that the issue was that part of the lot was privately owned and the other part was owned by the City of Jennings. She had called the police and tried to locate the owner of the vehicle. She asked since the City-owned that lot, could it be fenced in. She said that it had become difficult to determine which side was owned by the City and what was privately owned. Councilwoman Clower said that the complaint has been made continuously about the trucks parking on the lot and the street. Mayor Austin said she had spoken with Jim about placing concrete barriers to mark the City lot and reminded Councilwoman Clower that part of the privately-owned lot was also used as a public parking place for some local businesses there.

Councilwoman Clower asked in the public hearing when presentations are made, what was the procedure for notification to the City Council and how the council members would vote on those items being discussed. She asked for a point of clarity for herself. Mayor Austin said that anything considered a public hearing was included in the packet and they are delivered early to be reviewed, and any questions regarding the public hearing items are regulated by the Planning Commission, which is responsible for discussion of the petitions before they come to the City Council to be voted on.

Councilwoman Clower asked if the nine homes that were demolished were voted on by the council members. Mayor Austin said yes, they were included in the Community Development Block Grant (CDBG) funds and the City was working on several years of the block grant to this day. She said that she was not sure if that list of houses came before Councilwoman Clower was elected to office but any houses on the list for demolition are brought before the City Council. Councilwoman Clower commented that it seemed like the houses that are being torn down are not in more dire conditions like in Ward 4 and she was having a hard time understanding the process. Mayor Austin suggested that she look at the previous years' demolitions to get a better picture of what had been done in Ward 4. She said that there was a list of houses that needed to be demolished from 2017-2019, which the City was working on clearing up to get back on track. Councilwoman Clower said that the houses in Ward 4 that need to be torn down, have been sitting for over twenty (20) years and she did not see the demolished houses in any packets before they were torn down thus far. Mayor Austin invited her to sit down to go over the details of the demolition list and the CDBG process with Kellie Shelton, Economic Development Coordinator.

Councilman Turner greeted everyone. He said that being on the City Council was a learning experience. He gave thanks to Councilman Stichnote, Councilwoman Brown, Councilwoman Clower for details that answered his questions. Councilman Turner said that he had been in Ward 4, observing what is taking place there. He said that he has compiled a list of areas where there is tall grass and buildings that need to be torn down. He said that one way to look at Ward 4 was to recognize how bad it is and another way to view what is happening in Ward 4 was how to make a difference and make a change in that ward. Councilman Turner said that his purpose in serving on the City Council was to help make a difference in the area. He was able to meet with some constituents of Ward 4, that shared his vision to make a difference in Ward 4.

Councilman Turner reported that he participated in the City-wide clean-up event, and they were able to take care of a small area, but a lot more needs to be done. He looked forward to planning to do clean-up events more often. He was excited to be a part of a team, to bring the City to a point

where its residents decide what it will be, not as it is. He thought that by working together in unity, it could be done. Councilman Turner said that he wanted to do his part in doing what is necessary to make a difference.

He said that the trash dumping and tall grass need to be gotten ahold of. Councilman Turner said that as the City moves forward, another year or so, there will be evidence that change has been made. He said that he was thankful to be part of the team and was looking forward to working in unity.

Councilwoman Anderson greeted everyone and thanked everyone for attending the meeting. She reported that at the Ward 3 meeting and through some other calls she had received from residents, the largest concern was the cleanliness of the park restrooms during the concerts. She asked if there could be a better job of paying attention to the restrooms before the City has guests at the parks. Jim said that the park staff will pay attention to the restrooms and the park staff has a restroom cleanup sign-up sheet that is filled out when the restrooms are cleaned twice a day. He said that he has photographed proof of the regular restroom cleaning, and the restrooms were messed up after the cleaning was performed. He has made the documents available for the City Council to view and was willing to adjust the frequency of the restroom maintenance.

Councilwoman Anderson asked when the waterfall would be fixed. Jim said that the City has contractors coming out on June 3, 2021, which was discussed at the May Parks and Recreation meeting. He said that the contractors were contacted a while ago, but June was the closest appointment that was available. Councilwoman Anderson asked about the park's water fountains. Jim said that the same contractor handled the water fountains as well. He said that the previous water feature company that the City used had shut down since the COVID-19 pandemic had begun. He said that Hydro Dramatics has done work with the City in the past and will be making bids on the water fountains as well.

Councilwoman Anderson asked about the functionality of the fans in all the Jennings parks. Jim said he would check the fan operations in all the parks. Councilwoman Anderson asked about the markings on the walking trail and dog waste bags. Jim said that the dog waste stands were up, and he would check that the waste bags were filled.

Councilwoman Anderson asked about the basketball court equipment. Jim said that the hoops have been up on the basketball court and the court opened. He said that the hoop at Lions Park would be up on the following Wednesday. Councilwoman Anderson asked if the gate at Koeneman Park was fixed. Jim said that they had not received any competitive bids on the front gate at Koeneman Park.

Councilwoman Anderson about the picnic tables and trash cans at the parks. Jim said that the picnic tables had been ordered for Sievers Park, and eight would be placed on arrival at the park. Councilwoman Anderson asked about park staff scheduling. Jim said that he had people to work the weekends to man events and has been very vocal about needing applicants for open part-time Public Works Laborer positions. Councilwoman Anderson repeated the question. Jim said that he has moved staff around. He said that at that time, he still did not have enough staff to staff the parks and was four people short. He said to fulfill the demands made on the Public Works Department, they are doing their best with the number of staff they have.

Councilman Johnson greeted everyone. He reported that he and Councilwoman Anderson hosted a Ward 3 meeting on Saturday, May 22, 2021. He said that it was great to see everyone's face via Zoom and good to reconnect with Ward 3 residents. Councilman Johnson said that there were approximately fourteen (14) people that joined the meeting. He said that they heard many compliments and complaints.

Councilman Johnson said that he received about six (6) text messages from people that said that they were unable to log on to the City Council meeting. He asked why people needed to register to access the meetings via Zoom and was there any other way to make it easier for residents to join the meetings online. Councilman Johnson said that the seniors at St. John Neumann Apartments have been having problems joining the Zoom meetings due to the required registration. He said it was difficult for those who are not technically savvy to join the Zoom meetings.

Councilman Johnson said that the previous week, he was at St. John Neumann Senior Apartments for their activity's day, where they played bingo and shared a meal. He said that enjoyed himself and enjoyed some in-depth conversations with the senior residents.

Councilman Johnson announced that his coming City Council reports will be taking a different form in the future, to bring attention to some issues that need to be discussed. He reported that he also participated in the clean-up event and thanked Harold Sims, Public Works Laborer. He said that with his help, they were able to clean up a significant amount of trash near Sapphire Avenue.

Mayor Austin informed Councilman Johnson that the reason that registration was required to attend the Zoom City Council meetings was that on several occasions, someone has hacked into the host's account.

Councilwoman Brown greeted everyone. She said that she was impressed with the great turnout from the youth and adults of Jennings for the clean-up event. Councilwoman Brown said that she had received unsolicited positive feedback about the clean-up effort. She hoped that every ward had equal success with the clean-up and showed that if the City worked together, it could make a difference.

Councilwoman Brown asked Jim what the status was of the street sweeper. Jim said that the City's insurance company has come to a settlement and the City was reviewing street sweepers to purchase. He hoped by June 2021, the City Council would have something in their packets for approval by the City Council. Jim discussed the approximate cost of the street sweeper. Councilwoman Brown asked about the delivery time of the street sweeper. Jim said that Elgin Sweeper Company showed the freight body to be in stock and Schwarze Industries had a street sweeper pulled aside once the City decided which to purchase. Councilwoman Brown asked about expedited shipping or assembly of the street sweeper. Jim said that he would discuss with the sales representative what the street sweeper assembly turnaround time would be, once it was approved for purchase.

Councilwoman Brown asked about the overgrowth at Berkay Avenue and Ada Wortley Avenue. Jim said it was in MyGov and would be trimmed at the same time as the River Roads lot.

Councilwoman Brown reported that she was involved with a container gardening program, whose purpose was to track the plants grown in the container to the table by Lincoln University. She said that the St. Louis extension was collecting data on the plants.

Councilwoman Brown reported that she had been working with Mrs. Williams, Coordinator of the Adopt-A-Stop program. She said that it was still a slow process and encouraged everyone that the City would hang in there to see how the program turns out. She reminded people that in addition to the Adopt-A-Stop program, the City also had an Adopt-A-Street program as a part of the beautification projects for the City of Jennings.

Councilman Wilson greeted everyone. He said that summer was almost here. He said that he was intending to mention something to Jim about the overgrowth at Berkay Avenue, but Councilwoman Brown had already reported on it.

Councilman Wilson reported that he attended the St. Louis County Prosecuting Attorney's Office where he has begun a Community Case Review series which is held every month. He said that they take different types of cases to discuss with the community and it was open to anyone in the community but required registration beforehand. He said domestic violence was the topic of discussion and he learned of the types of domestic violence advocates who work with victims, how cases are reviewed and how they are prosecuted. Councilman Wilson said that it was very insightful, and he encourages everyone to check out the Community Case Review series. He informed people to reach out to Sam Alton, City Attorney, if they would like more information.

Councilman Wilson recognized the Youth Commission for planning great events, yet they have had low participation. He challenged the council members and the community to push those events out and encourage participation. He said that the Youth Commission was creative in coming up with the events for the youth of Jennings and it was up to the community to encourage participation. Councilman Wilson said that they just had a "Day in the Park" event where they enjoyed kickball and other activities. He said that they were also responsible for annual events,

like Easter egg hunts, and challenged the community to promote the events to the rest of the community for more participation. Councilman Wilson told Willie Brandon, Recreation Director, to keep up the good work.

He reported that he just wrapped up a 7-week Economic Development course at the University of Missouri St. Louis (UMSL). Councilman Wilson attended the course with Mayor Austin and Kellie Shelton, every Wednesday which provided a lot of insight and networking across the region. He said that it was good to gain more knowledge of Economic Development.

Councilman Wilson said to Councilwoman Clower and Councilman Turner that he was in Ward 4 at No Competition Barber and Beauty Shop, the owners asked how to touch base with their new Ward 4 councilmembers. He said that they are very active in Ward 4 and provided a lot of insight into what is happening there. He recommended that the council members lean on them. Councilman Wilson said that they are requesting a speed bump on Helen Avenue near Jennings Station Road, where a lot of people come around and there was a blind curve. He said that one of the owners was Cornell Waynes.

Councilwoman Fountain Henderson greeted everyone. She asked when the Goodwill would open, a Ward 1 resident had some items she wanted to donate within the community.

Councilwoman Fountain Henderson reported that at 2537 Shannon Avenue, there was a deteriorating vacant house with graffiti on it and she offered to repaint the house if Jim had the paint available. She said that there was also high grass and debris on the lot.

Councilwoman Fountain Henderson reported that the North County Mustangs did an outstanding job with the youth and posted a lot of pictures on Facebook. She said that she is hosting a challenge, with three (3) participants so far of the Jennings alumni to assist with the next clean-up event.

Councilwoman Fountain Henderson said that the vehicles were socially distanced at the Summer Concerts, and residents are having a good time. She suggested the elimination of the traffic cones so that people can be closer to the music in their vehicles and to reduce people attending the concert on foot, which may not be socially distanced. She said that Willie was doing an outstanding job there. She was enjoying the music and seeing people that no longer live in Jennings, returning for the concerts.

Councilwoman Fountain Henderson said that there were moments of silence at the beginning of the meeting but would like to have an additional moment of silence for Roy Lucas, who was a dispatcher.

She asked Mayor Austin about the basketball tournament that was held at Koeneman Park on May 14, 2021, and if it was approved. She said she received a phone call asking her to come to the park, one of the entrances was blocked, which was an emergency hazard, and the park security did not know about the tournament. Mayor Austin said that she was not aware of the basketball tournament, but the security officer had spoken with the tournament organizer, and he understands that he must go through the Recreation Department for approval.

Councilwoman Fountain Henderson said that she wanted to meet all the officers that would be replacing Officer Bakula, Officer McCrary, and Sgt. Perez. She said that she had already met Officer Davis. She reported the Pal Program at the community garden joined to help clean up the Clifton Avenue and McLaran Avenue areas, and they are doing an awesome job with student involvement.

She said that as of May 28, 2021, the Jennings School District would be celebrating the class of 2021 graduates. Councilwoman Fountain Henderson reported that Dr. Art McCoy would be retiring from the Jennings School District on June 30, 2021. She said that as Councilman Wilson stated, children are out of school and reminded people to drive safely.

Councilwoman Fountain Henderson reported that she has constantly received complaints regarding the speed bumps and requested that some be moved. She said that she did not understand why Ward 3 had so many and there were none in Ward 1.

She said that she volunteered with the Urban League. Councilwoman Fountain Henderson reported that they just ended their last food giveaway with the Jennings School District and will not be hosting another until school is in session again. She announced that if anyone needed items or knew of someone who needed any items, they should visit the Urban League on Tuesdays.

Councilwoman Fountain Henderson reported that there would be a vaccination clinic held on June 9, 2021, for the first Pfizer dose and June 30, 2021, for the second Pfizer dose at Fairview Elementary School from 9 a.m. to 4 p.m., no appointment necessary. She said that the vaccinations are now available for ages 12 and up.

Councilwoman Fountain Henderson asked if pothole repairs were being done in Jennings. She reported that there was a large pothole near Northview Elementary School. Jim reported that pothole repairs are continuing throughout the winter to spring. He said that the Public Works staff are working their way from Hord Avenue and the pothole at the Northview Elementary School would be taken care of.

Councilwoman Fountain Henderson said she would connect with Jim to discuss the list of lots in Ward 1 that need high grass cut. Jim reminded her that a lot of that would have to be reported through the Building Department. He said that there was a working list of houses that have been auctioned by the City, to track which ones are the City's responsibility to maintain.

Councilman Stichnote greeted everyone. He reported that the street signs on Solway Avenue and Huiskamp Avenue have been removed. Jim confirmed that there should have been a stop sign located there.

Councilman Stichnote thank the North County Mustangs for doing an excellent job of helping in Ward 1 during the clean-up event. He said that after they had cleaned up Ward 1, they moved to Ward 4 to help Councilman Johnson.

He said the Senior Bingo would be hosted on May 27, 2021, from 11 a.m. to 2 p.m. The cost to play is \$3 per person. Councilman Stichnote said that there will be a Super Bingo hosted in the future, and Rob Lower of North County Pawn Center was donating the prize.

Councilman Stichnote asked for a report from Capt. Law. Capt. Law reported that crime overall was negative in Jennings from the statistics from the prior year. He said the City was roughly down 22 percent on aggravated assaults, which was good for the area. He said that the Jennings precinct was continuing to bring in extra resources, the resources that were brought in last year have not left and have been extremely effective. Capt. Law said that the rate of tickets issued is going up and other self-initiated policing activity now that COVID-19 restrictions have eased. Councilman Stichnote thanked Capt. Law for his report.

He said that there will be a concert at Koeneman Park on June 4, 2021, from 7 p.m. to 9 p.m. Councilman Stichnote asked Jim for an update on the sprinkler system for the baseball fields. Jim said that it had not been fixed but the contractor would be coming out to the park soon.

Councilman Stichnote reported that there were some trash bags on the Court lot that were not picked up Saturday, May 22, 2021. Jim said that he would get the trash picked up Tuesday, May 25, 2021, as the Public Works staff are cutting the grass off Jennings Station Road. He said that was discussed at a meeting, the installation of 20 to 30-gallon trashcans instead of 55-gallon trashcans at the front of the Police Department, Municipal Court, and City Hall.

5. MAYOR'S REPORT

Mayor Austin thanked all the City department directors for ensuring the daily operations of the City run smoothly. She recognized Deletra Hudson, City Clerk, for acting as the Interim Director of the Finance Department until the City finds a candidate for the Finance Director position. Mayor Austin said that she was doing an excellent job of overseeing both departments.

Mayor Austin gave special thanks to the volunteers that joined the City-wide clean-up on Saturday, May 22, 2021. She thanked the council members, businesses, St. Louis County police, Jennings High School football team, and Jennings area churches. She noted that everyone came together for

one cause, which was to clean up some of the trash dumping areas in each of their wards. She said that they accomplished their objective and accomplished it as one.

Mayor Austin reported that in addition to Councilman Wilson, Kellie Shelton, and herself attending the Economic Development Fundamentals course through UMSL, that Councilman Johnson also attended several sessions of the course.

Mayor Austin asked Deletra to provide the hotline for the public to call to report trash dumping in the meeting chat window, which was 314-330-1037. She encouraged people to report trash dumping and asked them to continue to share details. She said that the City will miss Sgt. Perez, Officer Bakula, and Officer McCrary. She said that they had done an outstanding job and will be moving on to a higher level within St. Louis County, working with community engagement. Mayor Austin said that they will continue to do things within the City of Jennings area and will ensure that the City was included in St. Louis County's functions and resources. She said that Sgt. Brinkman would be taking over for Sgt. Perez and Officer Shonie Davis were looking forward to taking on Officer McCrary's former role. Mayor Austin reported that Officer Davis attended the last Neighborhood Watch Meeting and joined the clean-up event on Saturday off-duty. Mayor Austin said that Officer Jason Davis will take Officer Bakula's place. She said that those three people know that they must fill the shoes of other dedicated officers and will continue that same service in the future.

Mayor Austin reported that the City had many businesses wanting to come to Jennings and the Planning Commissions consistently meets. She informed everyone that things are continuing to move forward, and the City will continue to see greater things through working together.

Mayor Austin reported that on Friday, June 18, 2021, the City of Jennings would be closed in honor of Juneteenth Day. She said that there will be buttons and posters available on June 1, 2021, for the entire month of June. She said that it was a way of letting the public know that the City of Jennings will be celebrating Juneteenth and it is important to the City. Mayor Austin reported that there will be an essay contest for middle school students in the City of Jennings on the topic of, "What does Juneteenth mean to me?" She said that winners of each grade will receive their award in the evening on June 18, 2021, before the concert at Koeneman Park at 6:30 p.m. so that the essay winners will have an opportunity to read their essays.

Mayor Austin said that the Goodwill at Buzz Westfall Plaza may not open for another 45 days and would follow up with a definite timeline. She said that the Aldi's renovation had been pushed to June 2021.

Mayor Austin thanked the council members, the Planning Commission members, and the residents of Jennings for ensuring that the City was moving forward positively.

D. MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, 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 no meeting.

2. Public Works & Building Committee – Councilman Johnson reported that there was no meeting.

3. Parks & Recreation Committee – Councilman Stichnote reported that there was a meeting on Thursday, May 13, 2021. He reported that the upper lot of Koeneman park was open.

He said that the committee discussed the approval of the planning grant, which would cost the City \$8000, and once awarded, the City would be reimbursed \$5400. The committee approved the park's comprehensive or master plan. He said that the City had not updated the park master plan since 1999, and the cost of the plan was \$30,000 and the reimbursement of that plan would be \$5400. He reported that the grant committee was checking the grant applications weekly.

Councilman Stichnote reported that the committee discussed the lighting at Lions Park and that R&R Electric would be performing a diagnostic on the lights for \$1600. He reported that the committee also discussed the purchase of an X-mark walk-behind lawnmower, the committee approved the purchase of the lawnmower for \$6700.

4. Policy and Ordinance Committee – Councilwoman Anderson reported that there was a meeting on Thursday, May 6, 2021. She said that the committee discussed the updated hiring process, making resumes required with all submissions of applications. The committee discussed the approval of the lease purchase agreement for the new City Center.

Councilwoman Anderson said that the committee also discussed the approval of the food truck ordinance and food truck permit applications, which was sponsored by Councilman Wilson who had received many requests for food trucks in the City of Jennings. She said that presently there were no ordinances to regulate the operation of food trucks. The committee agreed to continue the discussion of the food truck ordinance and permit application at the following Policy and Ordinance Committee meeting.

Councilwoman Anderson reported that there was a meeting on Thursday, May 20, 2021. She said that the committee approved the final food truck ordinance and the final food truck permit application for recommendation to the City Council. The committee discussed the amendment to the business license ordinance and the agenda item was tabled until an amendment to the ordinance included regulation of the gambling machines.

Councilwoman Anderson said that the committee discussed the approval of the amendment to the pet license ordinance, adjusting the fee cost of pet registration. The committee discussed the approval of the amendment to the Downtown Jennings Special Business District ordinance to reflect “West Florissant Business District.”

Councilwoman Anderson said that the committee discussed the approval of the revised Title VI Compliance Statement and the revised Title VI Complaint Form, once it was reviewed by the City Attorney, Sam Alton.

5. Municipal League – Councilman Wilson reported that there would be a Board of Directors Installation Dinner on Friday, May 28, 2021, at the Centene Community Ice Center. He said that the league hosted a meet and greet event with the new Mayor of the City of St. Louis, Tishaura Jones. He reported that all the St. Louis County mayors and board members of the Municipal League were invited to the event that was held at the Seven Gables Inn in Clayton, MO.

Councilman Wilson announced that the annual state conference would be held in and hosted by St. Louis at the Union Station hotel. He said that Deletra was registering officials and if other officials would like to be a part of the conference, to contact her to register.

He announced that the first General Assembly session had ended in Jefferson City and all the legislative priorities had passed. Councilman Wilson said that they sent out an overview and description of everything that passed and reminded everyone to check their emails. He pointed out the Wayfair bill that was passed, which dealt with the tax revenue of out-of-state sales that was passed for municipalities that collect internet sales tax, without passing a state and local use tax. Councilman Wilson said that it was explained in the overview, and he was happy to share it with others if they did not have access to the overview email.

6. Planning Commission – Councilman Johnson reported that there was a meeting held on Thursday, May 6, 2021. He said that the commission heard a significant number of petitions.

Councilman Johnson said that the commission discussed the approval of the petition from the Sterling Company to divide Lot 2A of River Roads. He said that the commission discussed the approval of a petition for a Conditional Use Permit to operate a fast-food drive-thru for KFC at 8929 Jennings Station Road. The commission discussed the approval of the One-Time Conditional Use Permit for the health and wellness beauty bar, Shanty Beauty at 7230 West Florissant Avenue.

Councilman Johnson said that the commission discussed the approval of a Conditional Use Permit to operate an event or office space for recreational activities, Classy Events at 8890 Jennings Station Road. The commission discussed the approval of a petition for a Conditional Use Permit

to operate a banquet hall or office space, Kreative Affairs Events Space at 6518 West Florissant Avenue. The commission also discussed the approval of a petition for a Conditional Use Permit to allow a photography studio and advertising company, Promogeeks Advertising and Media Company at 6518 West Florissant Avenue.

Councilman Johnson reported that the commission also continued the discussion of the amendment of the C-2 zoning district ordinance, capping the number of businesses that can operate within the special business district.

Councilman Wilson corrected his Municipal League report, the Board Installation Dinner was on Thursday, May 27, 2021, and the Keynote Speaker was Mayor Tishaura Jones.

7. Economic Development Board – There was no meeting.

8. Youth Commission – Report provided.

9. Senior Commission – Report provided.

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AMENDING THE CITY OF JENNINGS MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR MOBILE FOOD TRUCKS, FOOD TRAILERS AND PUSHCARTS.

On the motion for the first reading made by Councilman Wilson, seconded by Councilwoman Brown for Bill #2643. 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 #2643 became Ordinance #2581 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Joseph Turner.

2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A REQUEST TO SUBDIVIDE A LOT FORMERLY KNOWN AS RIVER ROADS MALL FOR FUTURE DEVELOPMENT TO INCLUDE THE NEW CITY OF JENNINGS CITY HALL AND RECREATION CENTER LOCATED AT LOT 2 OF RIVER ROADS PLAT 10 (PLAT BOOK 366 PAGE 375) LOCATED IN U.S. SURVEY 1913, TOWNSHIP 46 NORTH, RANGE 7 EAST IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for Bill #2644. Sam did the first reading of the ordinance. On the motion made by Councilwoman Clower, seconded by Councilman Wilson for the second reading, Sam did the second reading of the ordinance.

Bill #2644 became Ordinance #2582 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Joseph Turner.

3. AN ORDINANCE AUTHORIZING THE CITY OF JENNINGS, MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

On the motion for the first reading made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for Bill #2645. Sam did the first reading of the ordinance.

Councilman Johnson asked Sam to explain the lease purchase agreement. Mayor Austin said that Mark Spykerman, Gilmore & Bell P.C., was available to answer questions regarding the agreement. Mark said that essentially this was the way that cities borrow money for large projects.

He explained that under the state of Missouri law, municipalities cannot mortgage properties, they must conduct a lease transaction after they acquire a property.

Councilman Johnson asked who is being given authority in the ordinance. Mark said that Mayor Austin would be exacting the documents on behalf of the City and all the documents themselves are attached to the ordinance. He said that the City Attorney, Mayor Austin, the City Clerk, and other City staff members had been given copies of the documents and been kept informed of the process for the last few months. Sam confirmed that Mark was correct about the process and for a development like this, those documents were standard to accompany the ordinance just about every time. Councilwoman Anderson asked if the council would not vote on this. Sam said that the City Council would vote on the agreement itself and giving the Mayor authority to sign documents that are attached to the ordinance and moving forward with the agreement and the development. He explained that the issue would be it does not force every step of the process to come back each time to the City Council because there are dates on which certain things are signed in tandem with the lease purchase agreement. Councilwoman Anderson asked if the councilmembers would know, in advance, about the purchase and if this were something that the Mayor would do alone. Sam said throughout the entire process, that the council members were included, an explanation of all the City was agreeing to was provided in the lease purchase documents of the City Council packets and no new terms would be made. He said that the whole idea was that the council members would understand the process going forward to develop the property and what would be approved that evening through the ordinance.

Councilman Johnson said that the document was hundreds of pages long and asked how the councilmembers would know when the paperwork was being signed. Mark said that the deadline to sign the documents was June 10, 2021, and they could be signed anytime between May 25th and June 10th. Martin Ghafoori, Stifel, said that the approval of the ordinance and attached documents would authorize the City to sign and execute the lease purchase documents. He explained that would bind the City and Stifel to the interest rate pricing that was completed on May 24th, then the funding of the bonds would take place on June 10th. Councilman Johnson expressed that he wanted to know when the documents would be signed. Sam said that there was no way to know when the documents were being signed without reaching out to Mayor Austin because there would not be a group email notification without risking it being construed as a formal meeting. He said that Councilman Johnson was entitled to know when the documents would be signed.

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

Bill #2645 became Ordinance #2583 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Phyllis Anderson, and Joseph Turner; Gary Johnson and Lorraine Clower abstained.

3. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO BOB ZIEGENFUSS AND JOHN DIEHL TO OPERATE A KFC DRIVE-THRU RESTAURANT AT 8929 JENNINGS STATION ROAD, IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for Bill #2646. Sam did the first reading of the ordinance. On the motion made by Councilwoman Anderson, seconded by Councilwoman Fountain Henderson for the second reading. Sam did the second reading of the ordinance.

Bill #2646 became Ordinance #2584 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Joseph Turner.

4. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO ADRIENNE L. BEAL TO OPERATE A NATURAL HEALTH AND WELLNESS BEAUTY BAR KNOWN AS SHANTY OF BEAUTY, LLC AT 7230 WEST FLORISSANT AVENUE, IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for Bill #2647; Councilwoman Anderson opposed. The first reading was done by the roll call vote of the councilmembers: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Gary Johnson, Joseph Turner. Phyllis Anderson opposed, and Lorraine Clower abstained. Sam did the first reading of the ordinance. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for the second reading. Sam did the second reading of the ordinance.

Bill #2647 became Ordinance #2585 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, and Joseph Turner. Phyllis Anderson and Lorraine Clower opposed.

5. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO EDNA MCGOWAN TO OPERATE AN EVENT/OFFICE SPACE FOR RECREATIONAL ACTIVITIES KNOWN AS CLASSY EVENTS, LLC AT 8890 JENNINGS STATION ROAD IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilwoman Fountain Henderson, seconded by Councilwoman Clower for Bill #2648; Councilman Wilson opposed. Sam did the first reading of the ordinance. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for the second reading. Sam did the second reading of the ordinance.

Bill #2648 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote and Yolonda Fountain Henderson. Terry Wilson, Jane Brown, Phyllis Anderson, Gary Johnson, Lorraine Clower, and Joseph Turner opposed. Bill #2648 did not pass to become an ordinance.

6. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO DE'ETTA SMITH TO OPERATE A BANQUET HALL/OFFICE SPACE FOR CATERING SERVICES, RECEPTIONS, ENTERTAINMENT AND RECREATIONAL ACTIVITIES KNOWN AS KREATIVE AFFAIRS EVENT SPACE, LLC AT 6518 WEST FLORISSANT AVENUE IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilman Wilson, seconded by Councilwoman Fountain Henderson for Bill #2649; Councilwoman Anderson opposed. Sam did the first reading of the ordinance. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for the second reading. Sam did the second reading of the ordinance.

Bill #2649 became Ordinance #2586 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, and Joseph Turner. Phyllis Anderson and Lorraine Clower opposed.

7. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO ARTURO SMITH TO OPERATE A PHOTOGRAPHY STUDIO AND ADVERTISING COMPANY KNOWN AS PROMOGEEKS ADVERTISING AND MEDIA CO., LLC AT 6518 WEST FLORISSANT AVENUE IN THE CITY OF JENNINGS, MISSOURI.

On the motion for the first reading made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for Bill #2650. Sam did the first reading of the ordinance. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for the second reading. Sam did the second reading of the ordinance.

Bill #2650 became Ordinance #2587 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Joseph Turner.

8. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, REPEALING AND AMENDING SECTION 6-32 OF DIVISION 2, ARTICLE II, CHAPTER 6 OF THE JENNINGS MUNICIPAL CODE.

On the motion for the first reading made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for Bill #2651. Sam did the first reading of the ordinance. Councilwoman Brown asked for clarification of the original ordinance. Sam explained that the previous pet license fee was gender-specific and was being amended to a flat license fee of \$5, no matter the gender of the canine. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for the second reading. Sam did the second reading of the ordinance.

Bill #2651 became Ordinance #2588 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Joseph Turner.

9. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, REPEALING AND AMENDING SECTION 31.5-3 OF CHAPTER 31.5 OF THE JENNINGS MUNICIPAL CODE.

On the motion for the first reading made by Councilman Wilson, seconded by Councilwoman Fountain Henderson for Bill #2652. Sam did the first reading of the ordinance. Councilwoman Brown asked for an explanation of the ordinance amendment. Sam explained that the amendment was correcting the ordinance language from the Downtown Jennings Special Business District to West Florissant Business District. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson for the second reading. Sam did the second reading of the ordinance.

Bill #2652 became Ordinance #2589 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Jane Brown, Terry Wilson, Gary Johnson, Phyllis Anderson, Lorraine Clower, and Joseph Turner.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. Approval of the park planning grant application

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the recommendation to accept the proposal from Terraspec for the park planning grant application for improvements to Sievers, Lions, and Koeneman Parks for \$8,000 of which \$5,400 will be reimbursed. All in favor; none opposed.

2. Approval of the Park Master Plan

On the motion made by Councilman Wilson, seconded by Councilman Turner, the City Council approved the proposal from Terraspec to update the City of Jennings Park Master Plan for \$30,000. All in favor; none opposed.

3. Approval to auction copier

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the auction of the Building Department copy machine. All in favor; none opposed.

4. Approval of the Appointment of Youth Commissioners

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the City Council approved the appointments of Kimberly Hargrove and Erika Hankins to the Youth Commission. All in favor; none opposed.

5. Approval of the Appointment of Senior Commissioners

On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson, the City Council approved the appointments of Charletta Williams and Zelma Chikeleze to the Senior Commission. All in favor; none opposed.

6. Approval of the Title VI Compliance Statement

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the City Council approved the revised Title VI Compliance Statement and Procedure. All in favor; none opposed.

7. Approval of the Title VI Complaint Form

On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson, the City Council approved the revised Title VI Complaint Form. All in favor; none opposed.

8. Approval of the Food Truck Permit Application

On the motion made by Councilman Wilson, seconded by Councilwoman Fountain Henderson, the City Council approved the City of Jennings Food Truck Permit Application. All in favor; none opposed.

Councilwoman Fountain Henderson asked if there was a \$100 permit fee per week. Councilman Wilson said that there was. She asked where the food trucks could conduct business. Councilman Wilson said that there would be two (2) food trucks allowed to operate at Sievers Park, five (5) at Koeneman Park, and five (5) at Lions Park. Councilwoman Fountain Henderson asked where the food trucks could set up in the parks. Councilman Wilson that it was not written into the ordinance.

9. Approval of the Plan Review Contractors

On the motion made by Councilman Wilson, seconded by Councilwoman Clower, the City Council approved the recommendation of the Plan Review Contractors: American Civil Engineers at \$50-\$100 per hour, Jackson Design Services at \$60 per hour, and Horner Shifrin at \$140 per hour. All in favor; Councilman Johnson opposed. By the roll call of votes, the recommendation of Plan Review Contractors was approved: Allan Stichnote, Terry Wilson, Jane Brown, Phyllis Anderson, Lorraine Clower, and Joseph Turner. Gary Johnson and Yolonda Fountain Henderson opposed.

10. Approval of the Appointment to the Planning Commission

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the appointment of Dr. Kimberly Morton to the Planning Commission. All in favor; none opposed.

Councilman Wilson requested a copy of the Planning Commission members and commission terms to be sent out. Mayor Austin said that she would make sure that was sent out.

11. Approval of the monthly bills for payment.

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

I. MAYOR'S CLOSING REMARKS

Mayor Austin thanked the twenty-two (22) who were still on the May City Council meeting, including the City Council, Department Heads, and others. She wished everyone a safe Memorial Day holiday.

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

On May 24, 2021, on the motion made by Councilman Wilson, seconded by Councilwoman Anderson, 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, Fountain Henderson, Wilson, Brown, Anderson, Johnson, Clower, and Turner; 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:

a. Hire of Full Time Public Works Laborer

On the motion made by Councilwoman Fountain Henderson, seconded by Councilwoman Clower, the City Council approved the recommendation from James Maixner, Public Works Director, to transfer Ghulam Watson from the part-time position to the full-time position of Public Works Laborer. The recommendation was approved by the roll call votes of the following council members: Stichnote, Fountain Henderson, Wilson, Brown, Anderson, Johnson, Clower, Turner; none absent; none opposing nor abstaining.


b. Hire of Part-Time Public Works Laborer

On the motion made by Councilwoman Anderson, seconded by Councilwoman Fountain Henderson, the City Council approved the recommendation from James Maixner, Public Works Director, to hire Rosalyn Turner 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, Fountain Henderson, Wilson, Brown, Anderson, Johnson, Clower, Turner; none absent; none opposing nor abstaining.

K. ADJOURNMENT

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the City Council voted the roll call votes of the following council members to adjourn the meeting at 10:56 p.m.: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Phyllis Anderson, Gary Johnson, Lorraine Clower, and Joseph Turner; none were absent; none opposed nor abstained.

Approved:


Yolanda Austin, Mayor

Attest:


Deletra Hudson, City Clerk