



**Minutes of the City Council Regular Meeting
Jennings City Hall
Telemeeting Via Zoom Video
January 23, 2023
Regular Council Meeting 7:00 p.m.**

The two thousand four hundred and forty-third meeting of the Jennings City Council was held on Monday, January 23, 2023 at 7:00 p.m. in person and via Zoom Video.

A. REGULAR MEETING

1. Call to Order - The meeting was called to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Council members present: Councilman Stichnote, Councilman Wilson, Councilwoman Brown, Councilwoman Morton, Councilman Johnson, Councilwoman Clower (Via Zoom), and Councilman Turner

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

4. Approval of the Agenda

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the City Council approved the agenda. All in favor, none opposed.

5. Approval of the minutes from the Regular Meeting of December 19, 2022

On the motion made by Councilwoman Brown, seconded by Councilman Wilson, the City Council approved the minutes from the Regular Meeting of December 19, 2022. All in favor, none opposed.

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

1. Presentation – Christopher Paris, Missouri American Water

Mr. Paris reported on what happened in Flint, Michigan with the unfortunate event with the lead service lines. He stated the US Environmental Protection Agency is requiring that all utilities develop a service line inventory. Christopher explained what that meant. He stated it's the material that is on the customer's main line to the internal stop & waste valve inside your home. He said they are putting together canvases around the neighborhoods, to develop the inventory to know what's on the customer's side of the service and the company's side of the service. Christopher stated that's a requirement. Christopher said they are building the inventory for release in 2024. He said if any customers have a lead service or galvanized service that contained lead, they will receive a letter notifying them about it. He said that's the bare minimum that the US EPA is requiring. He reported Missouri American Water is taking a proactive step.

Mr. Paris stated any lead service lines they find or galvanized lines that require replacement, they will replace at no cost to the customer. He reported Missouri American Water has partnered with C.E Bollmeier. He said Bill and his company have been canvassing the neighborhood and knocking on doors trying to see what material comes to the foundation of the home. He said in many cases

they have been very successful. Christopher said their goal is to have all lead service lines removed by 2030. He said that's above and beyond what the US EPA is requiring. He stated they will fully replace the lead on the company's side and the customer's side. He reported St. Louis County Water did a good job at keeping records of what was on the company's side. Christopher said they've never known what was on the customer's side, it wasn't their assets to maintain but, it's part of the program.

Mr. Paris stated if your home was built before 1930 there's a good chance that there's lead or galvanized requiring replacement. He reported if your home was built between 1930 and 1970 the plumbing industry was changing during that time, moving away from lead to copper. He stated if your home was built after 1970 it's very unlikely it contains lead. He stated after 1988 it shouldn't contain lead because that's when the Clean Water & Air Act was implemented in the state of Missouri. He said he wants everyone to take advantage of the program. He reported a service line can cost \$15,000 and Missouri American Water is taking care of the bill for it. He said they started the program in June 2022, and they've been in many municipalities. He said they will be working in Jennings for a year and a half, with the volume they anticipate. He stated they do require the customer to be home to do the work and if their meter is inside the home, they will put one outside the home for future needs.

2. Presentation – Marco Tipton, Ameren

Marco stated he is the government affairs manager with Ameren Missouri. He said he builds relationships with elected officials throughout the City and St. Louis County. Marco said there were six questions the Council asked him. He was asked can he give them insights on how Jennings could benefit from resources provided by Ameren Missouri. Marco said they have a corporate contribution department that gives to 501 (c3) nonprofits throughout the Ameren Missouri territory. He said the City of Jennings can participate if they have 501 (c3) through their parks/recreation or if they collaborate with CDCs.

Mr. Tipton was asked what's Ameren's plan for the City of Jennings. He said the plan is to provide safe, reliable, and affordable energy. He stated people are saying their energy bills are going up. He said they have programs, but their rates are 20% lower than the mid-west average and the national average. He reported the smart energy plan allows them to provide \$8.6 million over the next 5 years. He said you'll see substations, poles, and upgraded wires throughout their territory. Marco stated someone mentioned underground. He said it's extremely expensive to change overhead to underground wires. He said the rates will go up.

Mr. Tipton said they are applying for the Investment Infrastructure Jobs Act through the Federal Government. He said they are applying for \$100,000,000, and Ameren will match that, for the overhead/underground wires in the North City and North County areas. He said Mayor Tishaura Jones and Dr. Page did a joint letter for the application. He said he is confident they will get the funds and if they do, parts of Jennings will be impacted by it. He said it may not solve all the issues, but it can improve reliability.

Marco was asked if the city could get more lights to brighten up the city for safety, especially along the main streets, Jennings Station Road, White Castle, and other businesses. He said the city would have to pay for it. He said the city would have to go through the construction hotline and Ameren will help with the process. Marco explained the process. He said the city would have to do an online application. Ameren then sends out an engineer to the area and they will assess it. Ameren will provide the cost, and continue the process. He stated it's a quick process. Mayor Austin asked what if it's on a county road and not a city street. Marco stated St. Louis County would have to go through the process.

Mr. Tipton was asked can Ameren offer to help decorate the city with Christmas lights along West Florissant and Jennings Station Road. He reported currently they do not have an agreement with Jennings. Marco stated it's a process that's signed off by Mayor Austin. He stated Jim has the steps for the process and he will be happy to help with that. He said putting up banners and Christmas lights on their infrastructure is an agreement they have with county municipalities. Marco said he will be happy to walk them through that process.

Marco read a statement that said, tree branches need trimming around streetlights. He stated they do have a regulated tree-trimming policy. He said they don't trim trees that are covering

streetlights. He said whoever owns that tree it's their responsibility. March stated however they trim trees that are liability issues. Such as trees that are touching substations, Ameren wires, and poles.

Councilman Johnson said he, and a few others rode around and marked streetlights. He stated it seemed like streetlights are only on one side of the street, on the residential side. He asked what is Ameren's policy on that. Marco stated they don't have a policy, but they do send out engineers to do specs. He said it's more on the city and what the city would like to do. Councilman Johnson asked is there a requirement for a set distance between each light pole. He said he doesn't know the exact answer. He said he can take the questions back and allow the engineers to answer.

Councilman Stichnote asked Marco what's the average cost to install a streetlight. He stated it can range depending on the type of light and location. He said the average is between \$2,500 to \$3,500. Councilman Johnson asked what the LED lights requirements are. Marco said anytime street lights go out, the city or residents report it. He said when you report the streetlights they come out and put up LED lights. Marco reported the LED lights are more efficient but they're not always brighter. He said it sounds like the city just needs more streetlights. He said he would have to go there and take a look. Marco stated he will connect the city with the district director. He said they are the ones who are experts with poles and lights.

State Rep. Fountain Henderson asked if the lights are already there, and they're not out would Ameren replace them at the request of the residents. Marco stated yes, they will. He said they have done that recently with several municipalities. He said the residents complained the lights were not bright enough. He said Ameren came out and put up a stronger LED light. Marco said the stronger LED lights are more expensive. He said it will be an additional cost for the city. She then asked what about the school district. He said yes.

Councilwoman Clower asked is there a way he can send out an inspector to look at those areas where the lights need to be replaced. Marco said he will check on that with Ameren's district director. He stated they will rely on Jim, the city, and the Police Department to identify the lights for Ameren and move forward accordingly. Councilwoman Clower asked can outlets be added to the light poles and if he can send each council member an application for the agreement process. Marco said the average cost is \$2,500 to \$3,500 for a pole but it varies. He stated it can get more expensive than that depending on the type of pole. He said he will provide Jim with the link to the construction hotline. He said the process for the agreement is through joint use. He stated Jim will forward that information to the council members.

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

Rev. Edward Morgan, 9629 Parker Gray, stated he would like to request his Alderman Terry Wilson and Alderwoman Jane Brown to be more accessible. He reported when he calls and leaves a message, he doesn't get an answer. He said Mrs. Brown has responded before but it's difficult to get in touch with Mr. Wilson. Mr. Morgan said he has requested stop signs at the large roundabout in the Enclave. He reported he is the president of the Home Association. He said he gets a lot of calls about things he has no control over. Mr. Morgan stated when he can't get in touch with them, he calls the Mayor. He said she does respond. He reported he put in a request in February 2021 for a wrong-way sign to be placed around the roundabout. He said people drive through the one-way and several people have told him they've been almost run over. Mr. Morgan also stated he has requested for no loitering signs to be placed in Alexandria Place. He said he has called, and he wrote a letter to Mayor Austin.

Councilman Johnson asked Jim, is the city responsible for those signs or the HOA. Jim stated he would have to look into the no loitering sign. Jim said the stop signs and the one-way signs are on the streets of Jennings. He said Jennings accepted those streets many years ago. He said they would have to put this issue towards the Public Works Committee, and it'll have to be voted on.

Councilman Johnson stated what do you mean Jennings accepted those streets. Jim reported when Taylor Morley went bankrupt the City of Jennings did work on those streets. He said Jennings accepted those streets as part of the City of Jennings for maintenance.

Tammie Wheeler, 9459 Wilson Bridge, stated she is a resident of Alexandria Place Subdivision. She also said she is the vice president of the Enclave at Alexandria Place. Mrs. Wheeler reported she received information about the audit, and she is in support of it. She asked if they could initiate one for her HOA. She stated she supports the efforts for an audit because the Mayor is also a resident of Alexandria Place and she holds the office of secretary-treasurer of the HOA master. She reported that Taylor Morley went bankrupt, and Westend Management stopped managing their HOA in 2013. She said Enclave HOA residents have requested a copy of the new or updated laws from the master that govern the HOA and the annual financial statements from 2015 to the present of what their HOA fees are being used for. Mrs. Wheeler reported in 7 years they have not received that information. She said she is one of the first of eight residents to move into the subdivision. She stated she's been living in Jennings for 19 years. Mrs. Wheeler reported the homeowners in her subdivision pay the highest real estate taxes in the City of Jennings. She stated they get the least support from Jennings. In regards to clearing the streets when it snows, pothole repair, grass cutting, regular maintenance, and response for stop signs and speed bumps. Mrs. Wheeler stated she is there looking for answers and help.

Brenda Minoryoung, 2120 Switzer Ave #107, reported her apartment has been down for five weeks. She stated she still doesn't have a place to stay. She said she's been living with family members. Mrs. Minoryoung asked when she can move back home. Mayor Austin suggested Mrs. Minoryoung stay around for the mayor's report. She stated she will hear from the Rise executive director, the Building Department, and the Lieutenant.

Terry Buford, 2601 Kinamore, said she has a question about 2608 Kinamore. She said she understands it was sold when Mr. Johnson was over at the building department. She stated he told her it was on the demolition list. Mrs. Buford said she doesn't understand how it got off the demolition list and now it's back for sale. She reported the house is crumbling and the roof has caved in. Mrs. Buford asked how that property got off the demolition list.

Kellie Shelton stated she has been with the city since 2021. She said that address was not on the demolition list, it was in their auction a few years ago. She stated the houses that don't sell in the auction are put on a list together and put out for the public to purchase. Kellie reported the neighbors next door to that property bought that property. She said they came in and got a permit for the roof and it went through the planning department. Kellie stated that's all she knows about that property.

Councilman Johnson asked Kellie how that property got off the demolition list. Kellie said she doesn't know. She stated it was never on the demolition list, it was on the auction list. Kellie reported she has the demolition list and past demolition lists if he would like to take a look at them.

Doris Ore, 2120 Switzer, stated she is a tenant from Fairview Village Senior Apartments. She stated on Christmas Day the water pipes burst. She stated she has some concerns because it's been about a month. Mrs. Ore stated no one has reached out or called. She asked what's going on at this point. She reported the Urban League said that they would step in, but she has yet to hear from them. Mrs. Ore said she has complained about the building, and nothing was done about it.

Montez Burks, 2120 Switzer, stated he is a tenant at Fairview Village. He reported the night it happened was at 11 p.m. He said he stayed with a friend and slept in his car for 3 days. He said right now he is sleeping in his sister's garage. He reported he asked someone who works for Fairview Village to put him in a hotel like the rest of the residents. He said she told him to find another friend to stay with and that they're not taking any more people. Mr. Burks expressed that he has a wheelchair, and he needs to be in the hotel like the other tenants. He said no one has reached out to him except someone named Aja.

Michele Owens, 9208 Hathaway Dr, asked if anyone is aware of the MSD Hathaway Project. She said the sewer project will begin in the near future. She stated they will be moving trees and tearing up the streets to fix the sewer. She said she didn't like the way they did the water. She said they tore up the street and left a big mess. Mrs. Owens asked if anyone knew anything about that. Mayor Austin asked Jim if he knew anything about it. Jim said he will check on it tomorrow.

Cortez Holloway, 5329 College Ave, stated Jennings is a mess. He said he has seen some improvements, but they have a long way to go. Mr. Holloway asked Councilman Johnson about the light by the church. He said he was coming to him because no one else could help him.

Freddie Bracy, 7120 Idlewild Ave, reported on Idlewild and College. He said going up the hill to Jennings Station Road the streets need to be taken care of in that area. Mr. Bracy stated there are a lot of vacant houses over there. He said they need to do more with the community. He stated they pay taxes in Jennings like everyone else and more should be done. He said they need to check the streets, there are a lot of potholes. Mr. Bracy stated they need to get together and do something.

Melinda Burks Roberts, said she came as an advocate for her brother Montez Burks. Mrs. Roberts stated she has other concerns about Alexandria Place. She said those houses aren't being kept. Mrs. Roberts asked when the residents of Fairview Village can move back in. She reported they've been out since Christmas Day. She said her brother is disabled. Mrs. Roberts said if the building isn't up to code, they need to give the residents a voucher or make the apartment owners put the residents in another adequate apartment complex. Mrs. Roberts said it's unfair, it's a new year and they are stuck.

State Rep. Fountain Henderson (via zoom), addressed the issues with parking on the grass. She reported 8917 St. Cyr has a car that parks in the middle of the yard. She said she has turned that address in, and he is still parking there. She reported she found out that he doesn't have an occupancy permit to live at that home. Mrs. Henderson reported 2407 Petrova is outrageous. She stated in the front of the house there was a mattress and trash in the back of the house.

Mrs. Henderson reported on 8911 Scottdale across the street from the empty lot. She said it looks like someone dumped a lot of rubber, mattresses, baby seats, etc. She said last month she made a city council report about DJ Johnson. She talked about his good work and giving away turkeys every year. She stated God loves him best and called him home. Mrs. Henderson said as a State Rep she is concerned about the seniors of Fairview Village. She said they deserve to live comfortably and not be rushed back into a building filled with mold and mildew. She said she was told she was politicking.

She said she, Councilwoman Clower, Councilwoman Morton, and Councilman Johnson care about those seniors. She said when Mayor Austin found out she was there she came through on the second visit. Mrs. Henderson stated they only want what's best for those seniors. She then asked why is it that when Mayor Austin put in a complaint it gets done the right way. She said she constantly puts in complaints and they're not getting taken care of at all. Mrs. Henderson stated election time is coming up so vote for the right person. She said she has been at Fairview Village as well as Councilman Johnson. She said they are not politicking they care about the residents. She stated she wants things done right so the residents can get back into their homes. Mrs. Henderson reported she was there when a man said he needed his cane and Mrs. Nicole told him that he couldn't go up to get it.

Marietta Beck (via zoom) stated she has two concerns. She said it's been a two-year issue of all the cars in the yard at 5426 Hodiament. She said last she heard there was a court date set up for January. Mrs. Beck reported when she tried to get more information on it, she didn't get a response. She expressed her other concern about so many cars parked the wrong way on the street. She reported those cars are not being ticketed and the tags are expired. Mrs. Beck asked why the police can't give out tickets for cars parked the wrong way and temp tags that are expired. She then asked what is being done at 5426 Hodiament.

Councilwoman Clower stated she has reported 5426 Hodiament several times regarding cars parked backward and cars with no license plates. She asked what the city is doing and why can't they fix the problem.

Officer Brinkman reported on 5426 Hodiament. He stated Officer Root was out there last week. He said he ticketed and towed vehicles from that location. He said it's an ongoing issue and they will continue to spot-check. He stated they will tag the vehicles and once the 48 hours are up, they will tow the vehicles. Officer Brinkman said that wrong-way parking is a constant problem. He said they try to get to them as much as they can.

Councilman Johnson asked Officer Brinkman is there a city ordinance against parking backward. Officer Brinkman said yes. Councilman Johnson asked is that a ticket. Officer Brinkman said yes. Councilman Johnson then asked who writes those tickets. Officer Brinkman stated officers in the area do. Officer Brinkman reported they are doing illegal parking enforcement once a month. He

said they're going to have extra officers going out solely looking for derelict vehicles and illegal parking. Councilman Johnson asked is that going to show up on the report with the tickets. Officer Brinkman stated yes.

Cynthia Cross, 2106 Lexa Dr., reported a large sinkhole by her house at 2106 Lexa. Mrs. Cross reported she went to the City Hall and reported it a few times. She said she has called the Street Department and the Building Department. She stated she has talked to Mr. Johnson a few times and has left messages. She said it's been over 6 months. She reported it's a big gap and no one has come to put down a safety cone or anything. Mrs. Cross said she had a visitor whose car had to be towed out of the hole. She reported her neighbor works for the city, he came by and put a cone in front of it. She said Mr. Johnson came by and took a picture of it.

Jim reported he got a response from MSD on that. He said he knows they filled it in before with rocks. He stated it's a sewer lateral to that house and that information will be turned in to the building department. Jim said he will make sure tomorrow it's filled back up with rocks. Councilman Johnson asked instead of rocks can they put a temporary plate over it. Jim stated they don't have any steel plates at the moment. He said normally they fill them up with rocks. Councilman Johnson reported he stood in the hole and it's deep and a 3-foot cone and 7 inches is sticking out. Jim said he will go by there tomorrow.

4. Councilmember's Reports (Reports are limited to 5 minutes. See Decorum Ordinance)

Councilman Turner expressed his concerns about Fairview Village Senior Apartments. He reported on Christmas Eve Councilwoman Brown mentioned to him boxes were given out to seniors. He said he called the Urban League, and he went to the Apartment complex. He stated the manager there contacted the residents and they gave out 28 boxes of food. Councilman Turner apologized for what happened to the residents the next day. He reported yesterday a house on 2804 Switzer was on fire. He said the guy that lives there had a kerosene heater in the basement. He said the guy put gasoline in the heater and it turned into a blaze. Councilman Turner stated he took the resident to buy clothes because he didn't have anything. He reported no one got hurt or lost their life. He said he wants to encourage the residents who don't have a place to stay. He said it's not over be thankful and grateful and expect something good to happen.

Councilwoman Clower thanked Councilman Johnson, Yolonda Henderson, and Councilwoman Morton. She thanked them for looking out for Fairview Village residents. She said hearing the resident's concerns hurts her heart. She stated the seniors are paying rent every month and yet they don't know from day to day where they will be. Councilwoman Clower stated she knows the Mayor has been out there, but why didn't she ask the residents if they contacted a legal attorney. She reported the seniors have been mistreated by the office manager and she is constantly receiving phone calls from the residents seeking help. Councilwoman Clower asked what the city can do to help the seniors at Fairview Village.

Councilman Johnson reported on 2608 Kinamore. He asked Mr. Hopkins and Mr. Johnson if they can just condemn the property. He said it falls under the guidelines. Councilman Johnson reported on Christmas Day he and Councilwoman Morton delivered hot meals to St. John Newman and Fairview Village Apartments. He reported that night they received the call about the flood. He stated Councilwoman Clower was out of town so he and State Rep. Henderson, and Councilwoman Morton filled in for her. Councilman Johnson said he has met with some of the seniors and helped them with resources. He reported the management is horrible. He stated they don't communicate and has no empathy.

Councilman Johnson said think about their current situation. They have no assistance services and they're in a hotel. He reported they said the lunch is bad, their dinner is insufficient, and they are doubled up in hotel rooms. He stated these seniors are spending unnecessary money and have limited clothing. He reported the construction company at Fairview Village is using electricity and the residents are getting electric bills. He said they have no answer on who is going to pay the bill. Councilman Johnson stated it's just worrying on top of worry. He said all the residents want is respect and empathy. He said the residents want the management company Vatterott, terminated and a more comfortable placement.

Councilman Johnson said people need to remember that the building was condemned. He reported he has sent emails to Mr. Hopkins and Sam Alton. He said they need to make sure

everything is being followed accordingly and the residents aren't being rushed back into the building for personal gain.

Councilwoman Morton thanked Monument of Faith and the Urban League for passing out food over the Christmas break to residents in need. She reported she went to St. John Newman and Fairview Village on Christmas Day to help pass out food. Councilwoman Morton said she contacted the Marillac Mission Fund to help the Fairview Village residents. She then shared a few organizations with the residents of Fairview Village that could help them. She stated A Caring Plus Foundation, Aging Ahead Ferguson, North County Meals on Wheels, St. Louis Food Bank, Operation Food Search, Urban League, and the County Older Resident Program. She said if anyone needs those numbers, she can give them out after the meeting. Councilwoman Morton asked what they can do right now to help the residents to find somewhere to stay aside from the hotel that's kicking them out.

Councilwoman Brown stated she is very concerned about the residents at Fairview Village. She said she can only imagine the stress they are feeling. Councilwoman Brown reported several people have been reaching out and doing what they can since the situation began. She stated Mr. Cotton who's the resource coordinator with the Urban League got transportation for the seniors. She said he took them back to the location to get their personal belongings they needed. She also said he took them to the Urban League to get some additional things. Councilwoman Brown reported Mayor Austin was involved in trying to get suitable temporary housing for the seniors. She also reported that Fairview Village Apartments is a separate entity. She said it's not run or operated by Jennings, it just happened to be in the City of Jennings. Councilwoman Brown stated she has been in touch with one of the residents who had fallen and injured themselves. She said the resident is in SSM and they will be able to give her the right therapy she needs. Councilwoman Brown stated several of them have been in touch with the seniors.

Councilman Wilson stated after listening to the residents of Fairview Village he started to think about how the city help can. Councilman Wilson said this week he wants to invite the Ways and Means Committee and some of the Councilmembers to come together. He said he wants to come up with a plan, once they gather more information. Councilman Wilson reported they do have relief funds that they can use. He said he wants to invite everyone to come together to talk about how they can disburse those funds based on what's already being done. He said they will need to take an inventory of how many residents there are and figure out a place they can invest the emergency funds. As well as having a timeline on when the residents can go back home. Councilman Wilson stated a few nights ago he received an email from Councilman Johnson about doing that. He said he didn't want to rush anything he wanted to make sure everyone is at the table. He said he wanted to see what the organizations were doing first, then what the city could do. Councilman Wilson stated he will send out an email as the Ways and Means chairman, to see what plan they can come up with. He also said they can create an Emergency Relief Grant Fund because there were other people affected by different things outside of the Fairview Village issue. He said if they put their heads together and think it through, they'll be able to put together a plan versus just rushing to spend money.

Councilman Stichnote reported on 8800 College. He said there's trash about 100 feet from Hord. Councilman Stichnote thanked Mayor Austin for working hard to get KFC here in Jennings. He reported on January 26th they will have their bingo event at 11:30 a.m. He also stated the park meeting is on February 1st at 5:00 p.m. Councilman Stichnote reported they have another dog problem at 2607 Shannon. He said a dog is running loose but it does live at the address and that he has a picture of it as well. Councilman Stichnote thanked Robert Cotton for everything he did for the seniors.

5. MAYOR'S REPORT

Mayor Austin reported the City of Jennings is having a Curb Appeal Contest. She said if you need more information, you can contact the Economic Development Department. She said they also have flyers for those who would like to participate. Mayor Austin thanked the Department Heads for their leadership for this past month, especially the Building Department. She stated a lot of people are saying they don't know what's going on. She said at every meeting she continues to tell people to look at the City of Jennings website. She said you can also contact her assistant, Mrs. Verna Charles to be added to their email and phone blast.

Mayor Austin reported on December 25th at about 9:00 p.m. she received a phone call from a resident of Fairview Village. She said she immediately contacted the representative from Rise. She reported the representative got on top of it. She said she immediately tried to make sure she stayed to the end until all the residents were able to locate family members. She said some residents went to hotels, one went to the hospital, and a couple of them went to a shelter. Mayor Austin reported that the next morning she spoke with the Rise representative again. She stated she had gotten permission from Rise to make accommodations for those who needed to go to a hotel. She said she has been in constant contact since December 25th. She said she has been trying to work with Rise, management, and the inspectors to make sure it is a safe environment for the seniors to go back to. Mayor Austin stated her priority is making sure they go back to a safe environment. Mayor Austin reported the inspectors were there for 3 days working with the staff.

Mayor Austin thanked Mr. McMillian and Mr. Cotton from the Urban League. She reported they brought food. Mr. Cotton took the seniors back to their apartment when they were able to go in to get some of their belongings. She stated he also took them to the post office, KFC, and other places to get them out because they knew the residents were under a lot of stress. Mayor Austin thanked Rise for providing meals, up until Friday. She reported Corey Bush said that Aja Owens from the United States Representative office would be taking care of things. (Aja Owens blurted out loud and said that was a lie) Mayor Austin stated that is what she was told. She said Rise and the Urban League will no longer provide food assistance. She said it will be provided by someone else. She said she just wanted to thank those who helped the seniors.

Mayor Austin stated they will now hear from Mr. Hopkins who's the City's Deputy Building Commissioner, Lieutenant Jones who's the Public Safety Director, and Mr. Terrell Carter who's the Executive Director from Rise.

Mr. Hopkins said he is the new Deputy who has been there for about 6 or 7 weeks. He reported the first thing Mayor Austin brought to his attention is the problem at Fairview Village. Mr. Hopkins said he has put buildings back together many times. He stated his background is as a subject matter expert being an adjuster. He went on to explain more about his background. He reported he put together a work plan and gave it to a Councilman. He said everyone is asking the question "when can they go back?". Mr. Hopkins stated the summary he put together says to give him two weeks. If everything goes well, he will open or make the recommendation to open the entire north wing. He stated if they get the documentation, he will also at that time, which is February 6th, 2023 open the 3rd floor of the south wing. Mr. Hopkins reported some residents asked, "why can't they go back to the 3rd floor?". He said it was because the pipes burst on the 2nd floor and damaged the 3rd floor. He reported he was there with some of the inspectors and there were water stains on the ceiling of the 3rd floor. He said that tells him there's an existing roofing problem. Mr. Hopkins reported residents are asking about the heat. He said one of the things Fairview Village should be doing is having an annual heating maintenance report for the air conditioning and heating systems.

He then asked, "why is that important". Mr. Hopkins reported when we went over there, he could tell it was the sprinkler piping system. He stated if the temperature drops below 30 or 32 degrees obviously, that would be a problem. Mr. Hopkins said he wants to make sure that problem isn't carrying over to the other units. He said also, he can't have anyone using the elevator over there because it hasn't been inspected for mold. He reported elevators have a drain at the bottom and it drains water. He said where there is water, it's going to be mold. Mr. Hopkins stated he had the inspectors go over there with mold meters for each unit. Mr. Hopkins said he can tell from the moisture map anytime the mold count is in the 500s, it's a problem. He said to coordinate that with the Fire Department's report and you'll see exactly why they can't go back in. He reported in the next two weeks he can open the north wing. He also said two weeks after that if the remediation company does what they're supposed to do, they can open the entire building.

Councilman Johnson reported he has been in the building and seen the building twice. He also said he has taken pictures as well. He stated not to take away from Mr. Hopkins's plan, but he doesn't see a mold report from the licensed entity. He said he would like to see their original report, not something their reporting off a different report. He reported the water went from the south end to the north end. He stated anything water touches activates. Councilman Johnson asked if the HVAC system is one system. He said from what he saw it was. He asked how they operate partial parts of the building with one HVAC system.

Mr. Hopkins stated he will send Councilman Johnson the mold report tomorrow morning. He also said the HVAC system is not just one system. He said there are several of them. He said if he wants the technical report, he can provide that for him. Councilman Johnson stated that would ensure that the mold is remediated instead of just going off Mr. Hopkins's word. He said he thinks it was an attempt to rush the seniors back into the building.

Councilman Johnson stated when he went there, he saw electric boxes running, dumpsters, and demolition. He then asked were those permits pulled for the work. Mr. Hopkins stated no not yet. Councilman Johnson asked, did they stop the work. Mr. Hopkins said no they're not going to stop the work, those people need to get back in there as soon as possible. Councilman Johnson repeated himself and said, "were permits pulled for the work". Mr. Leslie Johnson reported Mr. Hopkins was mistaken and the permits were pulled. Mr. Johnson stated he has the invoices if he wants to see them.

Councilman Johnson asked Mr. Hopkins was the total amount of units that were unoccupied winterized. Mr. Hopkins stated he can't answer that. Councilman Johnson said he has a petition from the residents but they're being rushed back in. Mr. Leslie Johnson stated the benefit as it relates to the mold is that all of the walls have been torn out to alleviate the mold. He said all the floors are being redone. He said they are down to 2x4s, and all the rooms have been completely gutted. He reported they've done electrical and plumbing to prepare for an official inspection.

Lieutenant Jones stated he is the Director of Public Safety and Corrections. He said he has an elderly mother. He said there is no way the conditions those residences were in, that would allow them to go right back to them. He referred to what Leslie stated earlier. He said that the building had issues before the pipe broke. Lieutenant Jones reported he toured the building Friday with Mr. Hopkins and the contractors. He said there were areas in the building that should have been voided. He reported they gutted the entire south wing. He said they even covered the resident's furniture which wasn't part of the contract. He said they are going to clean the furniture and the curtains. Lieutenant Jones reported they are replacing all the blinds as well. He said there are two separate companies working in the building. He said he has been working on finding assistance. He said he has a list for any of the seniors looking for help. He said he can't get the assistance himself because the company wants to hear from the actual tenant. He said he can put the residents in contact with a company called Start Here. He stated they have a lot of assistance with housing, food assistance, clothing, and furniture. He said he brought some cards to give out to the residents. Lieutenant Jones stated the management company needs to be held accountable. He said even though the City of Jennings doesn't own the building, they're not going to leave those residents out there and not try to offer assistance.

Terrell Carter who's the Executive Director from Rise, stated this has been a tremendous inconvenience and it's nothing that they would wish on anyone. Mr. Carter said they have been working as closely as possible with the City of Jennings to make sure things are rectified. Mr. Carter stated he wanted to clarify some of the things that were being said. He reported no one has been kicked out of any hotels. He stated from the moment it happened his staff has been working with residents. He said the residents had access to safe and clean housing at a hotel near the airport. He reported multiple people have thanked Mr. Cotton for his participation. Mr. Carter reported from the very beginning Mr. Cotton has been making meals himself and taking them to the residents. He also stated they have purchased food through the hotel. He said not everyone appreciates hotel food. Mr. Carter said they cannot make the residents take advantage of the help.

Councilman Wilson asked Mr. Carter are they providing hotels for everyone. Mr. Carter said yes, for anyone who has come to him wanting a hotel room. Councilman Wilson asked will Montez Burks get a room tonight. Mr. Carter said yes. He said he met with some residents last Wednesday and they said they knew a man who was sleeping in his car. He said he asked for his information and phone number, but the residents didn't have it, they said that's what they heard. He stated now that he knows who he is he will be taken care of.

Councilman Johnson stated he keeps hearing Mr. Cotton's name for some reason. He said they are trying to cover up for someone. He said he doesn't know why they were not telling the truth about the residents. He reported they did not respond to them well and they already knew Mr. Burks wasn't in a hotel. Councilman Johnson said he knew since January 13th that Mr. Burks wasn't in a hotel. He also said no one mentioned Mrs. Nicole from Rise, who was mean and disrespectful to

the residents. Councilman Johnson said let's tell the truth and someone needs to take accountability.

Mr. Carter said no one is trying to hide or cover up anything. He said Mr. Cotton is an employee of the Urban League, who has partnered with them. He reported the Urban League has been providing payments for the food they've received and the transportation and many other things. Councilman Johnson said this is the first time he's hearing Mr. Cotton and Urban League together. He said it's the Urban League so stop saying Mr. Cotton like it's coming out of his pocket. Mr. Carter said Mr. Cotton is with the Urban League and he has been the one making things happen. He said yes, Councilman Johnson texted him but did not call him. He said he has heard residents say they haven't had a positive experience with Nicole as well as some saying Nicole is a wonder worker and she has been getting them the things they need. Mr. Carter stated he acknowledged that this is a stressful situation. He said that sometimes there is a miscommunication. Mr. Carter said if someone is being mistreated, he will make sure that is rectified. He said they want and will be a partner to the City of Jennings and the residents of Fairview Village.

Councilwoman Clower stated she has received many phone calls from the residents at the hotel regarding Nicole. She reported they have been mistreated by her. She asked Mr. Carter if he was doing a daily update with the tenants regarding their concerns. She asked has he contacted Nicole regarding the issues the residents have complained about. Mr. Carter said yes. He said he is updating the residents when he has updates. He said now that he knows the information today which will be a two-week time frame, he will be able to share that with the residents. He reported he is Nicole's direct supervisor and he has heard comments from both sides. Mr. Carter said he wants to make sure that the residents know that he is listening to them. He said that he will make sure he has a more intentional conversation with Nicole.

Mr. Carter stated he wanted to address Vatterott since it has come up a few times. He said he has been with the organization for over a year. He said the building has been in existence for 15 years. He stated one of the first things he determined was that they have the opportunity to reevaluate their relationship with the community. He said he has spoken to some residents who have expressed their concerns about prior managers. He said those things are being addressed as well.

Councilman Johnson asked Mr. Carter what they are going to do about those residents that are doubled up in hotel rooms. Mr. Carter said some seniors are okay with being doubled to a room. He said he had only one person that expressed that they were not capable of bedding with someone else. Mr. Carter stated he will have this discussion with the residents and they will work on a solution together.

C. MONTHLY DEPARTMENTAL REPORTS

By the following roll call Councilman Wilson, Councilman Stichnote, Councilwoman Morton, Councilman Johnson, Councilwoman Clower, and Councilman Turner voted to approve the monthly departmental reports. Councilwoman Brown is absent.

D. REPORTS OF COMMITTEES

- 1. Ways & Means and Public Safety Committee-** There was no meeting.
- 2. Public Works & Building Committee-** There was no meeting.
- 3. Parks & Recreation Committee-** There was no meeting.
- 4. Policy and Ordinance Committee-** There was no meeting.
- 5. Municipal League-** Councilman Wilson stated there was an executive board meeting last week. He reported the Legislative Conference is coming up from February 1st through the 22nd. He said the biggest conversation piece was the Marijuana Ordinance and tax. He reported Marijuana is legal for recreational and medical use in Missouri. He stated municipalities can tax up to 3% and a lot of municipalities are putting the tax on the April election. He said especially, St. Louis County. He said St. Louis County declined to put the use tax back on the ballot for April, but they will put it on the ballot in November.

6. *Planning Commission*- There was no meeting.
7. *Economic Development Board*- There was no meeting.
8. *Youth Commission*- see packet.
9. *Senior Commission*- see packet.

E. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS.

On the motion for the first reading made by Councilman Wilson, seconded by Councilman Stichnote for Bill #2696. Councilman Johnson opposed. Sam did the first reading of the ordinance.

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

Bill #2696 became Ordinance #2631 by the following roll call vote of the councilmembers voting in favor: Councilman Stichnote, Councilman Wilson, Councilwoman Brown, Councilwoman Morton, Councilman Johnson, and Councilman Turner. Councilwoman Clower opposed.

2. AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JENNINGS, MISSOURI TO SELL AND CONVEY BY THE WAY OF QUIT CLAIM DEED A PROPERTIES TO CITY BLOSSOMS FOR TWENTY-EIGHT DOLLARS PER PARCEL.

On the motion for the first reading made by Councilwoman Brown, seconded by Councilman Wilson for Bill #2697. Councilman Johnson opposed. Sam did the first reading of the ordinance.

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

Bill #2697 became Ordinance #2632 by the following roll call vote of the councilmembers voting in favor: Councilman Stichnote, Councilman Wilson, Councilwoman Brown, and Councilman Turner. Councilman Johnson, and Councilwoman Morton. Councilwoman Clower opposed.

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. Approval of the appointment to the vacant Ward 1 Council seat

On the motion made by Councilman Stichnote, seconded by Councilman Wilson, the City Council voted to approve the appointment to the vacant Ward 1 Council seat. Councilman Johnson and Councilwoman Morton opposed.

By the following roll call vote of the following councilmembers: Councilman Stichnote, Councilman Wilson, Councilwoman Brown, Councilwoman Morton, Councilman Johnson, Councilwoman Clower, and Councilman Turner voted in favor.

2. Approval of the appointment to the board of adjustment

On the motion made by Councilman Stichnote, seconded by Councilman Wilson, the City Council voted to approve the appointment to the board of adjustment. All in favor, none opposed.

3. Approval of the Park Master Plan

On the motion made by Councilman Stichnote, seconded by Councilman Turner, the City Council voted to approve the Park Master Plan. Councilman Johnson opposed.

By the following roll call vote of the following councilmembers: Councilman Stichnote, Councilman Wilson, Councilwoman Brown, Councilwoman Morton, Councilman Johnson, Councilwoman Clower, and Councilman Turner voted in favor.

4. Approval of the monthly bills for payment

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council voted to approve the monthly bills for payment. All in favor, none opposed.

H. MAYOR'S CLOSING REMARKS

Mayor Austin thanked those who are still on zoom, and those who are still in the chambers.

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

On January 23, 2023, on the motion made by Councilman Wilson, seconded by Councilwoman Morton, 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, Wilson, Brown, Morton, Johnson, Clower (via Zoom) and Turner; none absent; none opposing nor abstaining.

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

PERSONNEL - The following actions were taken:

a. Approved recommendations for hire

On the motion made by Councilwoman Morton, seconded by Councilman Wilson, the City Council voted to approve the following recommendations for hire, pending the pre-employment screenings and background checks. The motion was approved by the following roll call vote of councilmembers voting in favor: Stichnote, Wilson, Brown, Morton, Johnson, and Turner; Clower absent; none opposing nor abstaining. **APPROVED**

Parks and Recreation recommended by Willie Brandon, Director of Parks and Recreation

- Jamar Hankins, Scorekeeper
- Howard Shelton, Site Monitor

Public Works recommended by James Maixner, Director of Public Works

- Kinnes Jackson, Part-time Laborer

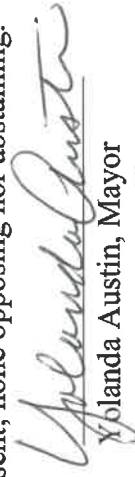
Building Department recommended by Schona McClellon, Director of Housing

- Aideen O'Brien, Administrative Assistant I
- Maxine Curry, Administrative Assistant II

Adjournment

On the motion made by Councilman Wilson, seconded by Councilman Turner, the City Council voted by the following roll call of councilmembers in favor of adjourning at 10:47 p.m.: Stichnote, Wilson, Brown, Morton, Johnson, and Turner; Clower absent; none opposing nor abstaining.

Approved:


Yolanda Austin, Mayor

Attest:


Deletra Hudson, City Clerk