



**Minutes of the City Council Regular Meeting
Jennings City Hall
January 28, 2019 – 7 p.m.**

The two thousand three hundred eighty-eighth meeting of the Jennings City Council was held on Monday, January 28, 2019 at 7 p.m. at Jennings City Hall.

A. PUBLIC HEARINGS

1. PETITION TO AMEND THE SIGN ORDINANCE SECTION 21.10.3,4,5 AND 6 TO ALLOW 4 X 4 AND 4 X 8 FT. POLITICAL SIGNS TO BE PLACED IN THE C-2, C-25, C-2, AND L-1 COMMERCIAL DISTRICT AND PLANNED UNIT DEVELOPMENT DISTRICT. PETITIONER: TERRY WILSON.

Mayor Austin opened the public hearing at 7:00 p.m. Councilman Terry Wilson said he is asking the council to pass the proposed sign ordinance with the corrections from the Planning and Zoning Commission. Councilwoman Roberts asked which Planning and Zoning Commission meeting the sign ordinance was discussed at. She said that she was at the last Commission meeting (on January 3, 2019) and the sign ordinance was not discussed. After a discussion amongst the Council, Councilman Wilson recalled that the Planning and Zoning Commission sent its recommendations for the sign ordinance to the Council, at the December Council meeting, but there was not enough time to list it for a public hearing in December. Which is why the sign ordinance was not presented to the Council in the December Council meeting.

Resident Robert Cotton, of 7119 Garesche Avenue, asked why our local leaders are being held to the ordinance but, State politicians and businesses like the Zoo are not. Mr. Cotton said that Senator Claire McCaskill had a 4 x 8 sign near highway 70. He said the sign stayed there while the Council was trying to resolve the ordinance issues. Mr. Cotton stated that the Zoo also had a 4 x 4 sign near highway 70 that stayed up while the Council was trying to resolve the ordinance issues. Councilman Wilson replied that the State politicians and businesses are held to the same standard, those signs just were not picked up as they should have been. Mr. Cotton asked why is there a big fight about the sign size. He said if there is not going to be a fight against the State politicians when they violate the ordinance, why are they fighting the local leaders that are trying to make a difference in the community. Mr. Cotton said that you do not even see the state politicians until there is a big issue in the community, they are only on television asking for your vote. Councilman R. Epps said it would not be a fight if the ordinance is passed, there would be an ordinance and it would need to be followed by Federal, State, and Local politicians, and enforced. Michael (Mike) Vilmer, Deputy Building Commissioner, stated the Building Department has pulled down State political signs multiple times, by highway 70, Solway, and other areas where they were advertising. Mr. Cotton responded there is a state political sign still up at McLaran and West Florissant. None spoke against the petition. Mayor Austin closed the public hearing at 7:07 p.m.

2. PETITION TO REQUEST A SUBDIVISION OF LAND TO SUBDIVIDE ONE LOT INTO TWO LOTS AT 5741 ALBIA TERRACE (NEW PARADISE BAPTIST CHURCH) IN R1 (SINGLE FAMILY DWELLING) PETITIONER: TIM GOSSETT

Mayor Austin opened the public hearing at 7:07 p.m. Tim Gossett, of Missouri Housing and Investments LLC., said that after speaking with the Church it is more beneficial to buy the property if it could be subdivided. Councilwoman Roberts described how the property looked, saying that there is a playground adjoining the Church. She asked what is going to be done to ensure both properties are stand-alone properties, so that the church and the playground are not sharing the land with the home. Mr. Gossett said the land is being subdivided and there is a fence there. Councilwoman Roberts agreed that there is a fence there but said that she could not see a fence that separated the church and the actual home on the property. Mr. Gossett stated that Cardinal Engineering and Surveying is the company that subdivided the land. He said that the

company followed the guidelines the City put in place. Mr. Gossett said he would have to look into the plans further. Councilwoman Roberts said she is thinking if someone will be in the home, having the playground right there would incumber their right to quiet enjoyment. None spoke against the petition. Mayor Austin closed the public hearing at 7:11 p.m.

B. REGULAR MEETING

1. Call to Order

Mayor Austin called the regular meeting for the City of Jennings to order at 7:11 p.m.

2. Pledge of Allegiance

Mayor Austin asked for a moment of silence for Officer Katlyn Alix, the St. Louis City Police Officer who lost her life.

3. Roll Call

Councilmembers Present:

Allan Stichnote, Miranda Jones (arrived at 7:57 p.m.), Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps

Also Present:

Yolanda Austin, Mayor; Sam Alton, City Attorney; Deletra Hudson, City Clerk; Michael (Mike) Vilmer, Deputy Building Commissioner; John Geasley Jr., Interim Corrections Lt.; Brenda Williams, Finance Director; Willie Brandon Jr., Recreation Director, James (Jim) Maixner, Interim Public Works Director of Streets and Parks; Captain Juan Cox, St. Louis County Police Department

4. Approval of the Agenda

On the motion made by Councilman Wilson and seconded by Councilman R. Epps the Council voted all in favor of the approval of the agenda.

5. Approval of the minutes from the Regular Meeting of December 17, 2018

On the motion made by Councilman Wilson and seconded by Councilman R. Epps, the Council voted all in favor of approving the regular meeting minutes from December 17, 2018.

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS AND REQUEST:

1. Presentation from St. Louis County Police Department

Captain Cox said he does not have a report, just as a reminder that Coffee with Cops is on the first Thursday of the month at 9:00 a.m. at Natalie's and the Neighborhood Watch meetings are the second Thursday of the month at Gary Gore Elementary. He said he would encourage residents to come out, especially to the Neighborhood Watch meetings, where you can learn about crime trends, find out what is going on in the City, and get safety tips.

2. Presentation by Paula Carey-More, Urban League of Metropolitan St. Louis, Director of Housing:

Paula Carey-More, Director of Housing with the Urban League of Metropolitan St. Louis, said she is bringing information of a partnership the Urban League is doing with Midland States Bank, the City of Jennings, and Prosperity Connections. She said on March 16, 2019 from 9:00 a.m. to 1:00 p.m. at the Jennings Civic Center, 8720 Jennings Station Road, they are hosting a Believable Banking Homeownership Workshop. She went on to say that one of the sponsors is FDIC (Federal Deposit Insurance Corporation). She said FDIC is not going to be a funding sponsor. Ms. Carey-More stated the FDIC does recognize that the City of Jennings auctions off homes, ranging from \$1,000.00 to \$5,000.00. She said the FDIC is working within their network to try and get loans for the City of Jennings for individuals, not only to buy, but to also rehab the homes; Ms. Carey-More stated that another partner is Schnucks Market, their managers have a community investment requirement. She said the Urban League has plans to host the event four times a year to help the City of Jennings. She said that she has stressed to Midland State Bank that if everything goes well on March 16, 2019 that the Urban League would have to bring in some of their other banking partners, currently there are about twenty of them that would like to

partner with the City for the Believable Banking Homeownership Workshop. Ms. Carey-More said since the Urban League was invited to partner by Midland State Bank, they have to honor the request to do the Believable Banking Homeownership Workshop with only one banking partner.

3. Comments by the Public:

Robert Cotton, of 7119 Garesche, said he was not at the December Council meeting, but he wanted to thank the Public Works Department for bringing the barricades to the Urban League during the Turkey Giveaway in December. He also thanked Captain Cox and the St. Louis County Police department for making sure the event was safe. He said that the Turkey Give Away is a great event that happens every year at the Urban League, located on Jennings Station Road.

Yvonne Dixon, at 9132 Darnell of said that she called on November 19, 2018 and could not get a response from Councilwoman Dugger, or Mayor Austin. She said there are three trees from her neighbors' yard that snapped the utility lines, transformer, and destroyed her fence. She said that she had no idea that it would be her responsibility to replace her fence, utility lines, transformer, and remove the trees since it was not her tree. Ms. Dixon stated the different steps that she has taken to resolve the issue. She said that when she talked to the neighbor (whose tree it was) she was told that City Hall advised the neighbor that she (Ms. Dixon) would be responsible for what was on her property. Ms. Dixon expressed her frustration and described the event in further detail. Ms. Dixon said the ordinance should be changed and she thinks the neighbor's insurance company should have paid for the damage to her property. Attorney Alton advised Ms. Dixon that trees falling onto neighbor's property is an ongoing problem. He said that the Council would agree that it is a difficult problem and the Council is sympathetic, the problem is the City does not have jurisdiction to go on to private property and start dealing with trees that are not in an overt danger or risk to the residents in the City of Jennings or on public property. Attorney Alton said that in Ms. Dixon's situation it is a homeowners' insurance situation and a civil matter between Ms. Dixon and her neighbor. Ms. Dixon said that neighbors have warned the neighbor about the tree, but it was not hanging over into her yard. She said that a storm knocked the tree down. Attorney Alton stated there is not much the City can do when an act of nature brings a neighbor's tree down onto your property. Ms. Dixon continued to express her frustration. Attorney Alton asked Ms. Dixon if she notified her insurance company. Ms. Dixon respond that she did notify her insurance company. Ms. Dixon said the problem was, when she tried to call Mayor Austin and Councilwoman Dugger she did not get a response. Councilwoman Dugger interjected and said that she spoke to Ms. Dixon. Ms. Dixon stated that she did not recall talking to Councilwoman Dugger but may have. Attorney Alton said that he would give Ms. Dixon his work phone number and if there is a legal issue, she can call him, but it is difficult for the City to get involved. Ms. Dixon said she did not want to hear that response. Councilman R. Epps asked if the tree fell onto Ms. Dixon's property or if it was a branch from the tree. Ms. Dixon said when the neighbors tree fell three other trees that were not a problem fell with it. Ms. Dixon described what the insurance has paid for and the financial burden the situation has caused.

7. Councilmember's Reports

Councilman Allan Stichnote:

Councilman Stichnote said that 32 years ago today, Sgt. Kenneth Koller was shot and killed at Northland Shopping Center. He said that his widow still lives in Jennings and he would like the residents and the Council to keep Sgt. Koller's family in your prayers. Councilman Stichnote thanked James (Jim) Maixner and the Public Works Department for the fine job done on Lynwood. He said there were several potholes there and Public Works did a great job in filling them up. Councilman Stichnote said he knows it is cold but please keep your cars locked up, do not leave your car running in your driveway unattended, people are stealing the cars. He said if you have a senior neighbor check on them to see how they are doing, make sure they have plenty of food and their utilities are in working order. He ended his report by saying he spoke to the St. Louis County Police Lieutenant of County Police Homicide, in 2018 there were 8 homicides in the City of Jennings and 6 of them have been solved.

Councilwoman Miranda Jones

Councilwoman Jones was absent during the councilmember's reports.

Councilman Terry Wilson:

Councilman Wilson said the One West Florissant Project is trying to redevelop West Florissant through Ferguson, Dellwood, and Jennings. He said the One West Florissant Project has been having a series of community meetings, putting out advertisements, but there has not been a lot of feedback from the citizens of Jennings. Councilman Wilson said the One West Florissant Project is putting out a survey and a final meeting on January 31, 2019, 6:00 to 7:00 p.m. at the Ferguson Community Empowerment Center (9420 West Florissant), next to the Urban League building on West Florissant. He said the last day to take the survey is January 29, 2019. He said the One West Florissant Project will be unveiling the feedback from all of the community meetings, dating back to the beginning of 2018. Councilman Wilson said that it would be good for some residents to attend and tell your neighbors to come as well. He ended his report by saying that he was going to try to print the flyers tonight because the link (<http://bit.ly/1WFinal>) for the final survey is kind of funny.

Councilwoman Francine Dugger:

Councilwoman Dugger said with the road construction there were a couple of incidents. She said one incident did not have anything to do with the road construction, it was the Lisa's that was destroyed but the location is now open and that is good. She said the next incident, a resident across from the Stop & Shop whose porch was destroyed, but the resident is on the move of mending that project as well. Councilwoman Dugger said at the November Council meeting Adam Spector, spoke about the road construction and what the phases would be. She said this weather is preventing any work from being done, but Jennings Station Road is able to be driven on. She said she has spoken to the Public Works Street Department, and her concerns and the residents' concerns should be about the people who have ignored the orange warning cones and driven right into them. She said that the residents and the Council will just be watching and waiting on the road construction to be finished, and Halls Ferry looks wonderful, the area close to the Circle (the Riverview Circle) looks great. Councilwoman Dugger said it is always great to see this type of progress happen in the community.

Councilwoman Dugger said she saw in the report the Walgreens fence was not finished due to weather, but she was asking for an update. Mike Vilmer said the last contact he had with the contractor was two weeks ago, they were held up by weather, however, they are planning to finish the project. He said that he does not have an exact completion date. Councilwoman Dugger said she got an email from the one resident that had been sending emails about the issue, before the fence repair started, and she is very pleased with the fence repair on the Urban League side. Mike Vilmer said that he required the contractor to put two gates along the fence so that there is still access to get into the area and maintain the vegetation that is going to grow back.

Councilwoman Dugger said that she attended the Urban Leagues breakfast in recognition of elected officials at St. Louis University. She said it was an amazing event, and they had the privilege to have Martin Luther King III as the keynote speaker. She said Councilwoman Jones, Councilman Wilson, and Mayor Austin also attended the breakfast. Councilwoman Dugger said the recognition is awesome but the elected officials must continue to do the work.

Councilwoman Dugger thanked the Public Works Street Department for an outstanding job on the snow removal. She said the only complaint that she had was from one resident complaining that he could not get on his street because the Street Department was on the street removing the snow. She asked for an update on the City's contracts and the liability waiver the seniors are having to sign. She reiterated her dissatisfaction with the process of instituting the liability waiver, and the complaints that she has been getting from seniors about signing the liability waiver. Councilwoman Dugger said if the insurance company said the liability waiver does not prevent the seniors from suing, then the City should be responsible. She said the seniors know the Council did not institute the liability waiver, and that it is not on proper letter head. She continued to say that the seniors are very upset that the liability waiver was not signed by the City Attorney or the Mayor. Councilwoman Dugger said she would like to make another motion to remove the waiver disallowing residents to ride the City busses. City Attorney Alton replied at the December Council meeting it was announced that the new insurance policy is in affect and the City vehicles are insured the way that they need to be. He said the liability waiver is no longer necessary and has not been needed since around Thanksgiving. Councilwoman Dugger said that she is still getting calls from seniors saying they are being asked to sign the liability waiver. City Attorney Alton said that should not be happening. Councilwoman Dugger said she thinks the Mayor should direct the Recreation Department to no longer have the seniors sign the

liability waivers. She said from the calls that she got, she understands it to be that the Recreation staff is driving to the senior buildings and asking the seniors to sign the liability waiver because of the direction given by City Hall. City Attorney Alton said that he is sure the Mayor will address that, but it should not be happening.

Councilwoman Phyllis Anderson:

Councilwoman Anderson thanked the Public Works Street Department for the snow removal. She said she needed to talk to Henry Johnson, but he is not at the meeting. Councilwoman Anderson asked Mayor Austin for an update on the Public Safety Committee. Mayor Austin said she would like more information from Councilwoman Anderson before moving forward with the Public Safety Committee. Mayor Austin read from code section 2-43 of what the Public Safety Committee shall have jurisdiction to do and stated that she needed additional clarification from Councilwoman Anderson of what she wanted the committee to do. Councilwoman Anderson said that she wants the Mayor to appoint the members to the committee so that there can be a meeting and the Council can know what is going on. Mayor Austin replied that the Council is also saying that there are too many committees and are working to streamline the committees. Councilwoman Anderson said the committee is already in the code, the Mayor just won't appoint any members so that meetings may be held. Mayor Austin agreed, saying there are a lot of other committees that are in the code that the Council has not done anything about. Councilwoman Anderson said that she is ok with combining the Public Safety Committee with another committee, but members have not been appointed to the committee. Attorney Alton asked if Councilwoman Anderson was referring to the Police Advisory Board. Councilwoman Anderson said no, the Council said at one point that the Police Advisory Board was the wrong name for it, and she is talking about the Public Safety Committee. Mayor Austin said that the committee is called the Police Advisory Board right now, and the Council will need to go back and change the name. Councilwoman Anderson asked if she needs to make a motion to change the name; Attorney Alton interjected reading from code section 2-38 saying that the committee should consist of the Council as a whole. Councilwoman Dugger said the committee is for Public Safety not Police Advisory. Councilwoman Anderson said when the Council is asked questions about Public Safety by constituents, she is not able to give them an answer. She said she does not want to go to the Corrections Department to get information, she would like to do this as a committee, as a team. City Attorney Alton said what he sent to the Council was a run down of what is in the City of Brentwood Code. After further discussion amongst the Council and the Mayor, City Attorney Alton said that for the February Council meeting he would get together with Deletra Hudson, City Clerk, and find whatever is out there for when the change took place, from Police Advisory Board to form the Public Safety Committee and make sure it is codified in the code book.

Councilwoman Julia Roberts:

Councilwoman Roberts started her report after reading a quote. She recognized the excellent job the Public Works Street Department did with the snow removal. She said there has also been issues with Fairview Baptist Church on College, where people were going in and out. Councilwoman Roberts said that the Church now has a lot of boards on the windows and that is making citizens feel safer and she appreciates that. She said that she definitely would like to recognize excellence when it is displayed. Mike Vilmer said that he did not know if Councilwoman Roberts was aware, but he personally contacted Ameren UE and requested to turn off the power to the Fairview Baptist Church building on College in an effort to reduce the number of people going in and out of the building. Councilwoman Roberts said when she drives by the church in the morning the lights are off, she thinks Ameren UE has honored the request to turn the power off.

Councilwoman Roberts said she did provide Mr. Vilmer, Mr. Maixner, and Sgt. Perez with a photo addendum of complaints from the 3rd Ward. She said at 7217 Sapphire the door is ajar and needs a board up. She went on to say at 7178 Theodore there is excessive debris, at 7147 Garesche the wires appear to be down from vegetation, 5339 College there is a window that is ajar, with vegetation covering it, 2586 Main the property was boarded up, and someone has removed the boards, at 7200 Eunice there is excessive debris. Jim Maixner said that he believed 7200 Eunice is located in Flordell Hills, not in the City of Jennings. Councilwoman Roberts went on to say at 5740 Albia Terrace there is a hanging wire. She continued saying for the Police Department there is an abandoned vehicle at 7148 Garesche. Sgt. Perez said the car is located on private property so there is not much they can do. Councilwoman Roberts said there are two

vehicles on Florence close to the corner of College that don't seem to be operable. Sgt. Perez said that the police department can take a look into the vehicles located on Florence.

Councilwoman Roberts ended her report saying that St. Louis County Library is providing after school meals Monday through Friday. She said the locations closest to Jennings would be the Lewis and Clark Library (9909 Lewis & Clark Blvd) and the Natural Bridge Library (7606 Natural Bridge Rd.)

Councilman Rodney Epps:

Councilman R. Epps thanked Jim for the work the Public Works Department did at Corpus Christi School. Councilman R. Epps said that he would also like to thank Corey Reed for doing diligent work in the 4th Ward and Ms. Margie Brown but they are not at the Council meeting. He said residents who live in the 4th Ward should have received a flyer in the mail about \$22,000.00 forgivable loans to help you to do work on your homes. He said residents need to be within 2 miles from A Caring Plus which is located on Garesche and Wilburn, to qualify for the loan. Councilman R. Epps said he would encourage residents to take advantage of the loans, and if they have not received the flyer in the mail, they can call City Hall and get the number for A Caring Plus or residents can also call him or Councilwoman C. Epps. He ended his report by saying the money for the loan is from a grant, and residents want to use the grant money up so that another grant can come back next year, maybe even a larger grant.

Councilwoman Carol Epps:

Councilwoman C. Epps said she does not have a report.

MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman Wilson and seconded by Councilman R. Epps the Council voted all in favor of approving the monthly departmental reports.

E. REPORTS OF COMMITTEES

Ways and Means Committee – Chairman R. Epps reviewed the meeting minutes from January 14, 2019. He discussed who was present at the meeting and what time it started. Chairman Epps discussed the line item transfer request from the Building Department to transfer \$37,100.00 from unassigned funds in the General Revenue to fund line item 891-10-01 for the emergency demolition of the following properties that were previously approved by Council: 5751 Janet Avenue, 5525 Helen Avenue; 7115 Dawson.

On the motion made by Councilman R. Epps and seconded by Councilman Wilson the Council voted all in favor of approving the line item transfer request from the Building Department to transfer \$37,100.00 from unassigned funds in the General Revenue to fund line item 891-10-01 for the emergency demolition of the following properties that were previously approved by Council: 5751 Janet Avenue, 5525 Helen Avenue; 7115 Dawson.

Chairman R. Epps reviewed the discussion of funding demolitions from the Ways and Means Committee meeting. He said Mr. Henry Johnson requested that the Ways and Means Committee consider reestablishing the funding for the demolition line item in the general revenue fund in the 2019/2020 budget for the ability to address emergency demolitions when they arise.

Chairman R. Epps reviewed the discussion of the Finance Departments staffing. He said the Mayor requested the committee consider hiring Cheryl Balke temporarily to assist with the 2019/2020 budget process. He said the committee was also informed that Joann Bommarito plans to retire on April 1, 2019. Chairman R. Epps continued on to review the committee's discussion of Mayor Austin's request the committee consider recommending the early hire of a person to replace Joann so that Joann can start transitioning her functions during the month of March, prior to her retirement. He said Committee member Jones asked if Brenda Williams, Finance Director, was going to learn the budget process, because the City cannot bring Cheryl back each year. Chairman R. Epps said he asked if the Finance Department needed a temporary employee to assist with the functions while the department is short staffed. The Accounting Clerk is out on medical leave and Joann is retiring. The department will review their work load and report back to the committee.

On the motion made by Councilman R. Epps and seconded by Council Wilson the Council voted all in favor the committee's recommendation to hire a person early to replace Joann so that Joann can start transitioning her functions during the month of March, prior to her retirement.

Chairman R. Epps reviewed the committee's discussion regarding the minimum wage increase. He said Deletra Hudson informed the committee that the increase in the State Minimum Wage is going to affect the pay rate of City positions that are currently making less than the approved State wage of \$8.60 per hour. Two positions affected by the rate change are the Scorekeeper (\$8.00) and Concession Stand Worker (\$8.15) of the Recreation Department. Chairman R. Epps confirmed since the State has increased the minimum wage the City is required to change its employees' rate of pay as well. Attorney Alton agreed that the City's rate of pay cannot be less than the State's minimum wage.

On the motion made by Councilman R. Epps and seconded by Councilman Wilson the Council voted all in favor of the Ways and Means committees recommendation to the Council to increase the wages of all City positions affected by the change in the State Minimum Wage increase, to make the pay rate at least minimum wage.

Chairman R. Epps reported that since the meeting on January 14, 2019 was a joint committee meeting the Ways and Means Committee did not make a motion to adjourn.

(Councilwoman Jones arrived a 7:57 p.m.)

Councilwoman Dugger asked about the Building Department's line item transfer for demolition. She asked if the motion was being made to use different money for the demolition. Chairman R. Epps said the money was coming from General Revenue. The remainder of Chairman R. Epps response was inaudible. Councilwoman Dugger said when the Council spoke of the CDBG (Community Development Block Grant) Chairman R. Epps recommendation at the time was to use it for the streets and the lights. She said now the City is at a point where it needs the CDBG money to continue to do what it was intended to do in the first place, which was demolition. Chairman R. Epps replied the CDBG Grant can be use for development as well as demolition. Councilwoman Dugger said her point is the CDBG money had been earmarked for demolition and Chairman R. Epps recommendation at the time was to not use any of the money for demolition, but to use it for street development. After a discussion amongst Council about the use of the CDBG funds Chairman R. Epps concluded his report.

Public Works Committee -Chairwoman C. Epps reported that there was no meeting.

Building Committee- Chairwoman Jones reported on the joint committee meeting on January 14, 2019 for the Building and Policy Committees. She reviewed the committee members present and the items discussed. She advised that there were no recommendations from the committees at this time. Chairwoman Jones reviewed the discussion on the Landlord registration, which will now be called the Rental Registration and Certification Program. She thanked Mr. Johnson for all of his hard work in putting everything together. She said the committee is working hard to make sure the City has a registration process for property owners who are Landlords. She said she did forward the information to the realtors and the lawyers (with Equal Housing and Community Council and St. Louis Association of Realtors), and they have questions for the committee. Chairwoman Jones said the committee will address the questions from both groups before making any recommendations to the Council. Chairwoman Jones said the committee has discussed the fee structure and the consequences for the Rental Registration and Certification Program.

Chairwoman Jones said the committee discussed standing committees. She said Jennings has a lot of standing committees, probably more than any other city. She said that Jennings has around thirteen standing committees. Chairwoman Jones said some other cities have four standing committees. She said the Policy Committee is looking at streamlining some of the committees so that the committees and the Council can work more effectively and efficiently. Chairwoman Jones said that she wanted to mention that the committees did discuss Councilwoman Dugger's Neighborhood Stabilization Program. She said the discussion was tabled until the Ways and Means Committee can discuss the budget. Chairwoman Jones wanted to acknowledge that the committees will look at the budget and try and get Councilwoman Dugger's Neighborhood Stabilization Program done.

Councilwoman Anderson asked about the Public Safety Committee being in the code listed as “advisory”. She reviewed the discussion from her Council report with Attorney Alton about the Public Safety Committee. Chairwoman Jones responded, the Council voted and changed the name of the Police Advisory Board to the Public Safety Committee about a year and a half ago, but it has not been appointed. She went on to say the ordinance for the committee is under review of the Policy Committee, because the committee was going to review the wording, but it is a past committee that was changed.

Parks Committee- Chairman Stichnote reported that there was a Park Committee meeting on Wednesday January 16, 2019 at 5:30 p.m. He reviewed the committee members and others in attendance. Chairman Stichnote said the committee discussed the logo for the basketball court. He said they were able to choose from the following colors: red, blue, or white. Chairman Stichnote said after a discussion the committee voted all in favor of blue.

Chairman Stichnote said the committee discussed and voted on the name of the new pavilion at Koeneman Park down by the lake. He said the committee voted all in favor of calling it the Lake Side Pavilion.

Chairman Stichnote said the committee discussed the hourly rental options for the Recreation Center. He said Willie Brandon, Recreation Director, is recommending to the committee, to allow an option for the Recreation Center to be rented in two-hour increments. The existing rental agreement for the Recreation Center has a four-hour minimum. Councilman Wilson asked if recommendation was going to be referred to the Policy Committee. Chairman Stichnote said that it was, and the Parks Committee did not take any action on the recommendation. Chairman Stichnote reported that the Parks Committee meeting was adjourned at 6:30 p.m. on January 16, 2019.

Municipal League- Council representative Terry Wilson reported there was a Municipal League meeting on December 29, 2018 at Chesterfield City Hall. He said there was a healthy discussion on the St. Louis City, County Merger and MSD (Metropolitan St. Louis Sewer District) about the Storm Water Funding Charge. He said MSD said that the charge is not an extra tax it is a “charge”, but he has the director’s card and he plans to invite him to the next Council meeting. Councilman Wilson said that he would like the MSD director to give the City an overview of what MSD is trying to do. He said MSD is trying to push to have the Storm Water Funding Charge on the ballot. Chairman Wilson said the Municipal League voted to move forward with an alternative plan of putting together a board of free holders. He said the Municipal League will need to get 50,000 signatures from St. Louis County and 5,000 signatures from St. Louis City in order to move forward with a board of free holders. He said there is no solid plan in place, but if the thought is forming the board of free holders will give the community input, verses a nonprofit organization telling the community how to reform its government structure. He said that he thinks that it is a step in the right direction. Councilman Wilson said there will be meetings held up to getting the petition signed and the next meeting will be held in Rock Hill on February 28, 2019. He said that he encourages the Council to come to the meeting.

Councilman Wilson continued to report that the Municipal League submitted a court reform bill to decriminalize smaller traffic offenses. He said the Municipal League would also like the Council to follow Senate Bill 125, which is expenditure database bill, that the Municipal League is in favor of, if it is not going to be mandatory. He went on to say that they are also following Senate Bill 189, the youth tax law change, he said they are trying to simplify the language so that the community can understand its benefits. Councilman Wilson also shared with the Council a copy of the Missouri Constitution that talks about the board of free holders, so that everyone can have a better understanding of how the board would work. Councilman R. Eppe asked if the St. Louis City, County merger would require a State vote. Councilman Wilson said the proposal is that it requires a State-wide vote; Attorney Alton interjected and said “they” are trying to get the merger on a State-wide ballot for a State-wide vote. Attorney Alton said the board of free holders opposes a State-wide vote, because the idea is why should everybody that lives outside of St. Louis City and County get to have a say about what happens with the City and County merger. Attorney Alton said the Better Together Organization released a 160-page report today that lays out their plan. He said if “you” have a computer then you can google it. He said the only way that your voice is heard is if you know what you are talking about and you are loud about it.

Planning Commission- Council representative Allan Stichnote reported there was a Planning and Zoning Commission meeting on January 3, 2019 at 5:45 p.m. Councilman Stichnote said the Commission discussed the subdivision of land at 5741 Albia Terrace “New Paradise Baptist Church” in the R-1 single family dwelling. He said the Planning and Zoning Commission voted in favor of the subdivision of the land. Councilman Stichnote said Councilwomen Roberts, and Anderson were both at the meeting. He said that he asked both Councilwomen if they were okay with the subdivision of the land and they both said yes.

Policy Committee- Chairwoman Jones provided the Policy Committee report, for the meeting held on January 14, 2019, during the Building Committee report.

Solid Waste Committee- Council representative Chairman R. Epps reported that there was no meeting.

Beautification Committee- Council representative Chairwoman C. Epps reported that there was no meeting.

Youth Commission- Meeting minutes were provided in the Council packets.

Senior Commission -Meeting minutes were provided in the Council packets.

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AUTHORIZING THE SUBDIVISION OF LAND AT THE PROPERTY KNOWN AS “NEW PARADISE BAPTIST CHURCH” LOCATED AT 5741 ALBIA TERRACE IN THE CITY OF JENNINGS, MISSOURI INTO TWO SEPARATE LOTS.

First reading- on the motion made by Councilman R. Epps and seconded by Councilman Wilson the following bill was introduced:

Bill #2557 An ordinance of the City of Jennings, Missouri, Authorizing the Subdivision of land at the property known as “New Paradise Baptist Church” located at 5741 Albia Terrace in the City of Jennings, Missouri into two separate lots.

Councilwoman Roberts said that she would like to make sure that there is a separation between the Church and the actual home itself. She asked if the Council should do something conditional making sure that separation is what ever distance from a neighbor. Councilman Stichnote showed Councilwoman Roberts the plan blue prints for review. Attorney Alton said the petition could be sent back to the Planning and Zoning Commission. Mr. Tim Gossett said in order to put something permanent in place the Council would need to do something similar around any commercial building or any other place. He said there are a lot of places within the City that do not have any separation, or permanent separation with commercial use. Mr. Gossett said that his company is not asking to change anything different. After a discussion amongst the Council, with Attorney Alton, and Mr. Gossett about the subdivision of the land and the separation of the properties, Attorney Alton clarified the subdivision of land is the legal separation of the property and when the developers decided to start building, they will still need to come before the Council with additional plans.

Second reading on the motion made by Councilman R. Epps and seconded by Councilman Wilson the bill became ordinance #2498 by the following roll call vote, Councilmembers voting in favor were: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; none were absent, abstained or opposed from voting.

G. UNFINISHED BUSINESS

AN ORDINANCE AMENDING THE SIGN ORDINANCE SECTION 21.10.3,4,5, AND 6 TO ALLOW 4 X 4 AND 4 X 8 FT. POLITICAL SIGNS TO BE PLACED IN THE C-2, C-2S, C-3 AND L-1 COMMERCIAL DISTRICT AND PLANNED UNIT DEVELOPMENT DISTRICT.

First reading on the motion made by Councilman Wilson and seconded by Councilman R. Epps the following bill was introduced

Bill # 2558- An ordinance amending the sign ordinance section 21.10.3,4,5, and 6 to allow 4 x 4 and 4 x 8 ft. political signs to be placed in the C-2, C-2s, C-3 and L-1 Commercial District and Planned Unit Development District.

Second reading on the motion made by R. Epps and seconded by Councilman Wilson the bill became ordinance # 2499 by the following roll call vote, Councilmembers voting in favor were: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; none were absent, abstained or opposed from voting.

H. NEW BUSINESS

APPROVAL OF THE TIF 8 REDEVELOPMENT AGREEMENT FOR A FORGIVABLE LOAN FOR COUNTRY INN DONUTS

On the motion made by Councilman Stichnote and seconded by Councilwoman Jones the council voted all in favor of the TIF 8 Redevelopment Agreement for a forgivable loan for Country in Donuts.

APPROVAL OF THE MONTHLY BILLS FOR PAYMENT

Councilman Wilson made a motion to approve the monthly bills for payment which was seconded by Councilwoman Jones.

Councilwoman Dugger asked why the Ways and Means Committee is not reviewing the monthly bills. Councilman R. Epps responded that each council member receives the bills in their council packets prior to the council meeting. He said that the Mayor has asked the council to review the packets and call the appropriate department with questions before the meeting to get answers. Councilwoman Roberts clarified when the council receives their packets. Councilman R. Epps said that the Ways and Means Committee has not reviewed the monthly bills for payment. After a brief debate between Councilman R. Epps and Councilwoman Dugger with both expressing their views on if the Ways and Means Committee should review the monthly bills for payment Mayor Austin asked Brenda Williams, Finance Director to explain the corrections given out before the Council meeting. Ms. Williams said, she gave the Council more bills than were needed. She said the bills she originally gave the Council were from December 1 to December 31 and it also included some of the January bills. Ms. Williams said the correction was to give the Council the bills from December 15th through January 15th. She said that she is eliminating the bills that have already been approved by Council to pay. After a discussion about the corrections made to the monthly bills for payment, Mayor Austin said that she has been out for a week, due to the passing of her sister. She said that she came into City Hall today and reviewed her packet and saw the error and addressed it with the Finance Director. Mayor Austin said that is why there has been an update to the packets tonight. Councilwoman Dugger said mistakes can happen but the corrections to monthly bills for payment the day of the council meeting seems to be a pattern. She asked if a correction is made, if the council could get an email notification of the correction. Attorney Alton added that sending an email notification of any corrections is fine but warned not to get in to a discussion of City business via email.

On the motion made by Councilman Wilson and seconded by Councilwoman Jones the council voted to approve the monthly bills for payment by the following roll call vote, Councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Rodney Epps, Carol Epps; Councilmembers opposed: Francine Dugger, Julia Roberts; none were absent or abstained from voting.

MOTION FOR CLOSED SESSION, LEGAL AND PERSONNEL (RSMO 610:021-1,3)

On the motion made by Councilman Wilson and seconded by Councilwoman Jones the council voted in favor of closed session, legal and personnel (RSMO 610:0201-1,3) by the following roll call vote, Councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; none were absent, abstained, or opposed from voting.

I. MAYOR'S REPORT

Mayor Austin said that she has gotten phone calls, emails, and Facebook messages about the great job the Street Department did with the snow removal. She said on January 17, 2019, as Councilwoman Dugger reported during the Councilmembers report, all of the elected officials at the breakfast for Recognition of Elected Officials at St. Louis University received

a plaque along with a medal from the Urban League. She read the plaque. She stated that Martin Luther King III was the keynote speaker at the breakfast. Mayor Austin said, that she has searched out stores to replace the grocery store in River Roads. She said that there has been no conversation within the last two years about replacing the grocery store, but now Kroger's is actively looking to find some type of grocery store to come into the City after speaking with Mayor Austin. She said she has been in conversation with someone who is close to opening a new Taco Bell, Pizza Hut combination restaurant on the south end near the White Castle. She said to look for the sign on Hord and Huiskamp. She said the City is waiting on a few inspections and then the new sign will have the same information that is on the sign that is on Jennings Station Road for travelers on Lucas and Hunt. Mayor Austin said that she was able to attend a training session and an internship program. The City of Jennings is now able to participate in an internship program with the Washington University Brown School of Social Work. Mayor Austin introduced Diamond, an intern, who will be working with the Building Department on Tuesdays reviewing the City's comprehensive plan. She said that the City's comprehensive plan was written in 1998 and last revised in 2014.

J. ADJOURNMENT

Mayor Austin provided a five-minute break before going into the closed session, legal and personnel (RSMO 610:021-1,3)

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

Personnel

Hire Site Monitor

On the motion made by Councilman Terry Wilson and seconded by Councilwoman Miranda Jones the Council voted in favor of hiring Lauren Bonds as a Part Time Site Monitor for the Recreation Department with Willie Ann Jackson being the first alternate and Brenda Evans being the second alternate pending successful completion of pre-employment screenings and background checks by the following roll call vote, councilmembers voting in favor were: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps; Carol Epps; none were absent, abstained or opposed.

Hire Part-Time Corrections Officer

On the motion made by Councilman Terry Wilson and seconded by Councilman Rodney Epps the Council voted in favor of hiring Brad Maassen as a Part Time Corrections Officer pending successful completion of preemployment screenings and background checks by the following roll call vote Councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Rodney Epps, Carol Epps; Councilmembers opposed: Francine Dugger, Julia Roberts, Phyllis Anderson, Julia Roberts; none were absent or abstained.

Hire Full-Time Corrections Officer

On the motion made by Councilwoman Miranda Jones and seconded by Councilman Terry Wilson the Council voted in favor of hiring DomaNeisha Harden as a full time Corrections Officer pending successful completion of preemployment screenings and background checks by the following roll call vote Councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Rodney Epps, Carol Epps; Councilmembers opposed: Francine Dugger, Julia Roberts, Phyllis Anderson, Julia Roberts; none were absent or abstained.

Hire Permits Clerk

On the motion made by Councilman Terry Wilson and seconded by Councilman Allan Stichnote the Council voted in favor of hiring Gwendolyn O'Dwyer as Permits Clerk with Kendra Uko as an alternate hire pending successful completion of preemployment screenings and background checks by the following roll call vote Councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; none were absent, abstained, or opposed.

Hire Part-Time Temporary Employee in the Finance Department

On the motion made by Carol Epps and seconded by Allan Stichnote the Council voted in favor of the temporary Part-Time Hire of Cheryl Balke by the following roll call vote, Councilmembers voting in favor Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; Councilmembers opposed: Francine Dugger; none were absent or abstained.

Terminate Part-Time Site Monitor

On the motion made by Councilwoman Carol Epps and seconded by Councilwoman Phyllis Anderson the Council voted in favor of the termination of site monitor Khadaris Hodges by the following roll call vote, Councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; none were absent, opposed, or abstained.

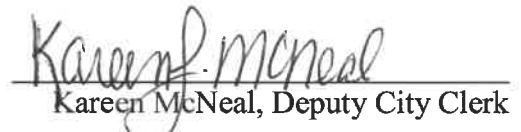
Internal Promotions

On the motion made by Councilwoman Dugger and seconded by Councilwoman Phyllis Anderson the Council voted in favor of tabling the internal promotions for Corporal and Sergeant until the Council is presented with additional supporting documentation for the promotions, by the following roll call vote, Councilmembers voting in favor: Allan Stichnote, Miranda Jones,, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps; Councilmembers opposed: Carol Epps; none were absent or abstained.

On the motion made by Councilwoman Dugger and seconded by Councilwoman Anderson the council voted in favor of adjourning the closed session (RSMO 610:021-1,3) at 9:29 p.m. on Monday January 28, 2019 by the following roll call vote, Councilmembers voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; none were absent, opposing nor abstaining.


Mayor Yolanda Austin

Attest:


Karen McNeal, Deputy City Clerk