



Monday, June 26, 2023  
JUNE CITY COUNCIL REGULAR MEETING AGENDA

Council Meeting @ 7:00 pm - Jennings City Hall at 2120 Hord Avenue and via Zoom (Registration is required)

When: Jun 26, 2023 07:00 PM Central Time (US and Canada)  
Register in advance for this meeting:

<https://us02web.zoom.us/join/register/tZ1qde6vrDwjE9Lv0BeJEM-M4hCbILOVwvZ0>

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

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

All meetings are recorded

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

Meeting posting date: \_\_\_\_\_ initials by: \_\_\_\_\_

**A. REGULAR MEETING**

1. Call to Order

2. Pledge of Allegiance

3. Read Decorum Ordinance

4. Roll Call

Approval of the Agenda

Approval of the minutes from the Regular Meeting of May 22, 2023

7. Approval of the minutes from the Special Meeting of June 16, 2023

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

1. Comments by public. (Please sign in. Comments are limited to 5 minutes. See Decorum Ordinance.)

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

3. Mayor's Report

**C. MONTHLY DEPARTMENTAL REPORTS - limited to 3 minutes**

1. Finance Department

2. Courts

3. Jail Report

4. Building Department

5. Sewer Lateral

Economic Development Report

Public Works Report

8. Recreation Department

9. St. Louis County Police Department

10. Emergency Management

11. North County Fire & Rescue

12. Approval of monthly reports

**D. REPORTS OF COMMITTEES - limited to 2 minutes**

1. Ways & Means and Public Safety Committee

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

**LEGAL BUSINESS (Proposed Ordinances)**

- 1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, ENACTING MOW TO OWN PROGRAM.
- 2. AN ORDINANCE TRANSFERRING A CONDITIONAL USE PERMIT FROM DAVID SHELTON TO AHEEM WHITE TO OPERATE AN EVENT SPACE AT 8890 JENNINGS STATION ROAD, IN THE CITY OF JENNINGS, MISSOURI.
- 3. AN ORDINANCE TRANSFERRING A CONDITIONAL USE PERMIT FROM AHEEM WHITE TO DAVID SHELTON TO OPERATE A BEAUTY SALON/BARBER SHOP AT 8892 JENNINGS STATION ROAD, IN THE CITY OF JENNINGS, MISSOURI.
- 4. AN ORDINANCE TRANSFERRING A CONDITIONAL USE PERMIT FROM NURMATOV BROTHERS GARAGE TO NBG AUTO REPAIR TO OPERATE AN AUTO REPAIR AT 6900 WEST FLORISSANT AVENUE, IN THE CITY OF JENNINGS, MISSOURI.

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

- 1. Approval of Republic Services Contract
- 2. Approval of the Tree Trimming Program Guideline and Grant
- 3. Approval of the Appointments of a Sr. Commissioners
- 4. Approval of the monthly bills for payment

**MAYOR'S CLOSING REMARKS**

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

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

**J. Adjournment**

- 1. Adjournment



**Minutes of the City Council Meeting**  
**Telemeeting Via Zoom Video**  
**June 26, 2023**  
**City Council Meeting 7:00 p.m.**

The two thousand four hundred and fiftieth meeting of the Jennings City Council was held on Monday, June 26, 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 7:02 p.m.

**2. Pledge of Allegiance**

**3. Read Decorum Ordinance**

**4. Roll Call** Councilman Stichnote, Councilwoman Woods, Councilwoman Brown, Councilman Wilson, Councilwoman Morton, Councilwoman Roberts, Councilwoman Clower, and Councilwoman Quinn.

**5. Approval of the Agenda**

On the motion made by Councilwoman Quinn seconded by Councilwoman Clower, the Council voted to amend the agenda and to add the special event permit. All in favor, none opposed.

**6. Approval of the minutes from the Regular Meeting of May 22, 2023**

On the motion made by Councilwoman Morton seconded by Councilwoman Brown, the Council approved the minutes from the Regular Meeting of May 22, 2023. All in favor, none opposed.

**7. Approval of the minutes from the Special Meeting of June 16, 2023**

On the motion made by Councilwoman Morton seconded by Councilwoman Quinn, the Council approved the minutes from the Special Meeting of June 16, 2023. All in favor, none opposed.

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

**1. Comments by the public.** (Please sign in. Comments are limited to 5 minutes. See Decorum Ordinance.)

*Darnell Taylor 1226 Hoyt* stated he has been in business for over 12 years in Kinloch. He stated he has seen a lot of the resident's yards and trees are overgrown. He said that he wants to get in business with the city. He went on to talk more about his licenses and certifications. He said he wants to help the residents of Jennings with their overgrown trees and grass.

*Antionette Stricklin 9429 Pickford Pl* asked how she can find out if the city has programs available for seniors. Mayor Johnson stated she can go into the City Hall, there should be a turn rack that has available help for seniors. Kellie stated the city receives funds through the Community Development Block Grant and part of the funds goes towards home repairs. She said it's maintained by Saint Louis County and there are funds available.

**Freddie Bracy** asked if the city is going to keep Republic Services as the waste provider. Mayor Johnson stated the city is currently in a 30-day extended contract for negotiations. Mr. Bracy went on to mention the big hole that's on College. Mayor Johnson stated he will have Jim take care of it. Mr. Bracy stated the city is doing a great job.

**Darlease Belger** said Mayor Johnson stated the residents decide who gets a liquor license. She then asks why the city had a special meeting to reduce the licenses from 13 to 11. She stated The Gavel's building has been there for over 30 years and has obtained liquor licenses before. Ms. Belger stated it's not just a bar, they serve food, and they deliver to senior homes. She said the county has issued liquor licenses knowing the church was across the street. She then stated she has her business license, and the application has been in since June 2<sup>nd</sup>. She said the payment has been refused and the license expires on June 30<sup>th</sup>. Ms. Belger asked if that process is in conjunction with her talking to the committee about the liquor license. Mayor Johnson went on to clarify and educate Ms. Belger on the history of the building and the liquor license she is advocating for The Gavel.

**Toni Johnson** reported trash runs on Tuesday and they clean the streets on Tuesday. She asked how can they clean the streets if the trash cans are still out in the way. Mayor Johnson stated he will get with Jim and figure out a new time for the cleaner. Ms. Johnson then asked if she could get the concrete fixed by her driveway.

**Yolonda Fountain-Henderson** reported 2525 Hord Ave.'s backyard needs to be cut. She said the other day she saw about 4 or 5 workers working at the train tracks cleaning up debris. She stated they need to bring back the dummy cameras to let the people know they are being watched. She said Jennings is not a dumping site. She went on to say the last day of summer school is this Thursday. Ms. Henderson reported a woman is filling up jugs with water at the community garden and she left the water running. She said that's going to make the water bill high. She also said the woman was caught a few times. She asked for the codes of the locks to be changed. Ms. Henderson encouraged everyone to attend the MSD meetings so they will know what's going on. She reported 8904 Shannon, there's a car with Illinois state plates that needs to be removed. She went on to talk about the block parties. She said it was an awesome idea. She said people were confused about where Ward 2 party was located. She encouraged everyone to attend the concerts in the park as well.

**Steve Pokorny** stated he has seen better cooperation and he is impressed. He said he has heard a lot of concerns, not complaints. He reported July 15<sup>th</sup> is the fishing derby and he encouraged everyone to come out and support. He said there will be snacks provided and T-shirts. He stated it starts at 7 a.m. at Koeneman Park.

**Samuel Phillips 8405 Carl** reported 8413 Carl Ave. He said the house has been vacant for over 20 years. He said you can barely see the front of the house. He said the trees and bushes need to be cut down. He stated he has complained before and nothing has been done.

**Yolanda Austin (Zoom)** read out loud an email that was sent to all council members on June 16<sup>th</sup>. She also thanked the 3 council members that responded to the email. The letter was regarding political signs being still out after the election is over. She said the email stated Mayor Johnson's signs are still out and asked if they amended the ordinance that allows political signs to stay up 5 days after an election. Ms. Austin stated she will give the email to the city clerk and that the 3 councilmembers that responded stated they didn't know anything about an ordinance being changed. Mayor Johnson stated he has been very busy cleaning up the mess from the past but he apologized to the residents and stated he will go pick it up.

**Shirley Wayne (Zoom)** asked for a status update on lots at 5829 Helen and 5825 Helen. She reported there's furniture and dumpsters full of trash, and overgrown vegetation. She said she reported these at last month's meeting. Ms. Wayne asked for the status of the new City Hall and Recreation Center. She reported two other properties for overgrown vegetation. 5805 Helen and 7308 Sapphire Ave.

**Daria Keys (Zoom)** introduced herself as an employee of A Red Circle. She reported she is the food and farm lead organizer. She stated they recently purchased a building next door to Jennings. She reported they are opening up a community-owned and operated grocery store. Ms. Keys asked everyone if there are any events that she can be invited to. She stated her purpose is to research what the people will want or need to see.

\$25 up to \$500 fine for the parents for minors being out after curfew. Councilman Wilson asked Mr. Leslie Johnson if he could find out who is responsible for cutting Dollar General's grass. He thanked Mayor Johnson for making sure the basketball hoops were fixed in Alexandria Place.

**Councilwoman Brown** reported there were 30 participants at the Ward 2 Meet & Greet. She said the residents were quite happy to meet their neighbors and Councilmembers. She said they were impressed with the visit from the first responders and the fire and rescue officers. She said it was a great time together. Councilwoman Brown congratulated Deletra Hudson and Khianna DeGarmo on their installations. She stated they are shining professional lights that make the city proud. She went to thank Officer Root for his report for the month of May. She stated she referred information to the code enforcement officers to follow up on an additional 6 nuisance complaints.

**Councilwoman Woods** reported she got a call earlier in the month from a resident complaining about people parking on the wrong side of the street and blocking other people's driveways. She stated the residents have complained about it, but nothing has been done. She stated she received another call from Ms. Williams, who lives on Darnell Place. She stated Ms. Williams is disappointed because she can't get any help from Jennings about the water that's falling in her backyard. She said Ms. Williams has lived there since 1978. Councilwoman Woods reported there's a pile of trash in the garage on the 8900 block of Boyce. She went on to say the block party on June 10<sup>th</sup> was nice and it was a great turnout and next year will be better. She stated on June 16<sup>th</sup> the concert in the park was very nice and they recognized the 8<sup>th</sup>-grade essay winners. She also said she was able to introduce Mr. Kennard, the new principal of Jennings Junior High School.

**Councilman Stichnote** thanked Councilwoman Woods for putting together the block party in Ward 1. He said he was unable to attend because two of his grandchildren graduated from high school. He reported he received several phone calls about a fox running the streets. He said he called the conservation department. He stated they advised him to not be alarmed, foxes are afraid of people, and they will only attack things that don't fight back. Councilman Stichnote reported July 15<sup>th</sup> is the fishing derby and on June 17<sup>th</sup> he attended the Methodist Church for their summer school kick-off. He said it was nice, a lot of people showed up. He said there's a concert coming up this Friday, June 30<sup>th</sup>, and July 15<sup>th</sup> will be a Splish Splash event at Koenenman Park from 3 p.m. to 5 p.m. Councilman Stichnote went on to report 2461 Sharidge there are several junk cars in the driveway and the grass needs to be cut. He brought up a resident who needed help with her bills, he mentioned several organizations that could help.

### **3. Mayors Report**

Mayor Johnson stated he appreciates the residents coming out to voice their concerns. He said the residents will tell you whenever he talks to them, he always says the 4<sup>th</sup> Monday at 7 p.m. He stated he wants them on the record with their concerns so the city can fix the issues. He reported on June 15<sup>th</sup>, Fairview Elementary School had a program. He stated he and Ms. Owens were invited and he thanked them for the invite. He said it was a great program. He said it was a great opportunity to do the opening and Councilwoman Woods introduced Mr. Kennard. He said he is one of his childhood friends and it's great to see another young brother in the position as a principal. He said everything was great. Mayor Johnson gave a huge shout-out to City Clerk Deletra Hudson. He said June 15<sup>th</sup> she was installed as the president of the MoCCFOA. He said it was a great event. He reported he attended the Boy Scout dinner at Glen Echo. He stated it was his second time attending. He also mentioned he attended the Missouri Municipal League conference from June 8<sup>th</sup> through the 9<sup>th</sup>. He said he wants to obtain his certification as an elected official. He went on to say job well done. He stated he was impressed with the Ward parties, and it was a great success. He stated one thing he doesn't like is that in certain situations the news would come out and cover, but they didn't cover the positive city-wide block parties.

Mayor Johnson stated he attended the Municipal League Conference. He said he is a part of the Economic Development Policy Committee. He stated the policy committee sets the state policies and that most municipalities look to those policies for support. He encouraged everyone to attend the Municipal League Conference. It's located in Kansas City from September 10<sup>th</sup> through the 13<sup>th</sup>. He went on to talk about the Vacancy Task Force. He stated the Economic Development Department is doing a great job of implementing things. He said they created this task force to go after the derelict properties. He said the process will determine if they can save them or tear them down. He said they're also inviting developers. He stated they already had one meeting and the second one will be July 13<sup>th</sup>. He said these are certified developers. He said the proposal process

On the motion for the second reading made by Councilman Wilson, seconded by Councilwoman Clower. All in favor, none opposed. Sam did the second reading of the ordinance.

Bill #2718 became Ordinance #2653 by the following roll call vote of the councilmembers voting in favor: Councilman Stichnote, Councilwoman Woods, Councilwoman Brown, Councilman Wilson, Councilwoman Morton, Councilwoman Roberts, Councilwoman Clower, and Councilwoman Quinn.

**4. AN ORDINANCE TRANSFERRING A CONDITIONAL USE PERMIT FROM NURMATOV BROTHERS GARAGE TO NBG AUTO REPAIR TO OPERATE AN AUTO REPAIR AT 6900 WEST FLORISSANT AVENUE, IN THE CITY OF JENNINGS, MISSOURI**

On the motion for the first reading made by Councilman Wilson, seconded by Councilwoman Morton for Bill #2719. All in favor, none opposed. Sam did the first reading of the ordinance.

On the motion for the second reading made by Councilman Wilson, seconded by Councilwoman Quinn. All in favor, none opposed. Sam did the second reading of the ordinance.

Bill #2719 became Ordinance #2654 by the following roll call vote of the councilmembers voting in favor: Councilman Stichnote, Councilwoman Woods, Councilwoman Brown, Councilman Wilson, Councilwoman Morton, Councilwoman Roberts, Councilwoman Clower, and Councilwoman Quinn.

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

**1. *Approval of the Republic Service Contract***

On the motion made by Councilman Wilson seconded by Councilwoman Clower, the Council approved the 30-day extension Republic Services Contract. All in favor, none opposed.

**2. *Approval of the Tree Trimming Program Guideline and Grant***

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the Tree Trimming Program Guidelines and Grant by the following roll call of Councilmembers in favor: Councilman Wilson, Councilwoman Morton, Councilwoman Roberts, and Councilwoman Quinn. Councilman Stichnote, Councilwoman Woods, Councilwoman Brown, and Councilwoman Clower abstained.

**3. *Approval of the Appointments of Sr. Commissioners***

On the motion made by Councilman Wilson seconded by Councilwoman Quinn, the Council approved the Appointments of Sr. Commissioners. All in favor, none opposed.

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

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

**5. *Approval of the Special Event***

On the motion made by Councilman Wilson seconded by Councilwoman Quinn, the Council approved the special event. All in favor, none opposed.

**H. MAYOR'S CLOSING REMARKS**