



**Minutes of the City Council Regular Meeting
Jennings City Hall
December 17, 2018-7 p.m.**

The two thousand three hundred eighty seventh meeting of the Jennings City Council was held on Monday, December 17, 2018 at 7 p.m. at Jennings City Hall.

A. PUBLIC HEARINGS

PETITION FOR A CONDITIONAL USE PERMIT TO OPERATE A RENTAL AND LEASING U-HAUL DEALER FACILITY AT 8319 JENNINGS STATION ROAD IN THE C-2S (SPECIAL SHOPPING COMMERCIAL DISTRICT). PETITIONER: MR. CHRISTOPHER WEBER

Mayor Austin opened the public hearing at 7:00 p.m. Tron Jordheim, representing Mr. Weber of Store Her, spoke in favor of the petition. Mr. Jordheim said the truck rental has been successful. He said a lot of people in the neighborhood have taken advantage of the service and it has been a big convenience for the self-storage customers. Mr. Jordheim said the truck rental has been an additional service for customers who are trying to move things around, and get things organized. He said the customers appreciate the truck rental a lot, and Store Here is grateful of the opportunity to offer the service. Councilman R. Epps asked if this was the same petition from the November Council Meeting. Mayor Austin responded the petitioner had to go back to the Planning and Zoning Commission, so they are presenting the petition again.

None spoke against the petition. Mayor Austin closed the public hearing at 7:03 p.m.

B. REGULAR MEETING

1. Call to Order

Mayor Austin called the regular meeting for the City of Jennings to order at 7:03 p.m.

2. Pledge of Allegiance

3. Roll Call

Councilmembers Present:

Allan Stichnote, Miranda Jones (arrived at 8:14 p.m.), Terry Wilson (arrived at 8:15 p.m.), Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps

Councilmembers Absent:

Francine Dugger

Also Present:

Yolanda Austin, Mayor; Sam Alton, City Attorney; Deletra Hudson, City Clerk; Henry Johnson, Director of Public Health, Planning, Development, & Housing; John Geasley Jr., Interim Corrections Lt.; Brenda Williams, Finance Director; Willie Brandon Jr., Recreation Director, James 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 R. Epps and seconded by Councilman Stichnote, the Council voted all in favor of approving the agenda with the following deletions: (1) a public hearing for a petition to request a subdivision of land to subdivide one lot into two separate lots at 5741 Albia Terrace (New Paradise Baptist Church) in the R1 (Single Family Dwelling) by petitioner Tim Gossett {2) a proposed ordinance for 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.

5. Approval of the minutes from the Regular Meeting of November 19, 2018

On the motion made by Councilwoman C. Epps and seconded by Councilman R. Epps, the Council voted all in favor of approving the regular meeting minutes from November 19, 2018.

6. Approval of the minutes from the Special Meeting on December 5, 2018

On the motion made by Councilman R. Epps and seconded by Councilwoman C. Epps, the Council voted all in favor of approving the special meeting minutes from December 5, 2018.

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

1. Presentation from St Louis County Police Department

Captain Cox recognized Officer Tom Kiner. Captain Cox reviewed Officer Kiner's five years of service under Sgt. Perez. Sgt. Perez congratulated Officer Kiner on his recognition and reviewed details of Officer Kiner's work. Mayor Austin presented Officer Kiner with a proclamation. Officer Kiner expressed his gratitude.

Captain Cox thanked everyone who came to the Neighborhood Watch Christmas Party. He gave a special thank you to CPAAA (Citizens Police Academy Alumni Association) for doing a great job of organizing, and Councilman Stichnote for volunteering.

2. Presentation from David Christensen, VP of Cochran Engineering:

David Christensen said he has previously met with James Maixner and Henry Johnson. Mr. Christensen gave a presentation regarding the City of Jennings streets projects and funding of those projects from East-West Gateway. Mr. Christensen advised of the other cities that City of Jennings would have to compete against for funding from East-West Gateway. He gave an overview of how the funding from East-West Gateway could be used. Mr. Christensen also gave details over three programs and said, the presentation is focused on STP (Surface Transportation Program), because that is what is coming up. He described what the STP program is, how much funding is in the program, and how selections are made. Mr. Christensen said to receive the grant from East West Gateway is very competitive. He said the next STP application deadline is February 14, 2019, and East West Gateway has almost 48 million dollars in funding available. He explained within the City of Jennings he was looking for a street that would be eligible for federal funding. He gave an example that a cul-de-sac would not be an eligible street for federal funding. Mr. Christensen said the City is looking for major road ways that would be eligible for federal funding, not County owned roads like West Florissant. He provided an example of a similar street project that he did in Moline Acres. Mr. Christensen detailed which roads in Jennings were currently eligible for East-West Gateway funding. He reviewed the process of how to reclassify roads to be eligible for funding from East-West Gateway in the future. Mr. Christensen said personally College is a mess however, in his opinion, McLaran was the street most eligible to receive funding from the East-West Gateway under the STP program being the first application from the City of Jennings. He detailed why he felt like McLaran would be the best option and showed a possibility for the finished project. Mr. Christensen proposed to redo McLaran from Jennings Station Road to Goodfellow. He said he is proposing to redo everything the street, street lighting, sidewalks,

Mr. Christensen said with the cost analyst that he did it would be around \$600,000 in federal funding. He stated that would be an 80/20 grant. He said with an 80% reimbursement the City would be pay approx. \$276,000.00 out of pocket. He said the application is due mid-February, if the City gets approved the City would know generally around mid-summer of 2019. The out of pocket expense of \$276,000 would be paid out over the next four years, if they did the proposed project. He provided a timeline of how long he thought the project could take. Mr. Christensen stated he would like to submit the application on behalf of the City for a \$5,000.00 fee with the agreement that if the City does not get the grant, he will refund the \$5,000.00.

Councilman R. Epps said that some of McLaran, west of Goodfellow, is outside of the Jennings City Limits. Mr. Christensen said Moline Acres had the same situation. He said St. Louis City would just need to give permission to complete the project, but he does not anticipate that being an issue. Councilwoman Anderson asked whose decision was it to do McLaran from Jennings Station to Goodfellow instead of the other way on McLaran. Mr. Christensen replied currently

that is the only section of McLaran that is eligible. Councilwoman Roberts asked what makes the rest of McLaran ineligible. Mr. Christensen reviewed the process of applying for eligibility for streets with East-West Gateway. Robert Cotton, a resident, expressed his concern with the proposed portion of McLaran. Councilman R. Epps asked if the streets that are currently eligible for funding, are eligible because someone applied with East-West Gateway. Mr. Christensen said if no one from the City is applying to make the streets eligible with East-West Gateway, then East-West Gateway will pick the streets they felt should be eligible. He said that Jennings has a lot of possibilities for eligible streets and needs someone applying to make the streets eligible with East-West Gateway. Councilman R. Epps asked how long the street project would take from start to finish. Mr. Christensen responded that he would estimate around four to five months maximum. He said he would have temporary traffic lights and could work with the City on detours. Councilwoman Roberts asked for clarity on how the current streets became eligible for the East-West Gateway. After further discussion between Mr. Christensen, the Council, Department Heads, and residents, it was determined that Mr. Christensen would start the grant application pending approval. Councilman R. Epps confirmed Mr. Christensen application fee is \$5,000 and asked if the application is approved will the \$5,000 go towards the City's out of pocket expense for the project. Mr. Christensen advised that the \$5,000 fee would not go towards the City's out of pocket expense. He said there is also an application fee with East-West Gateway of ½ percent of the federal funding and that does go towards the City's out of pocket expense for the project. Mr. Christensen explained the application process with East-West Gateway and advised if the City is not approved for the project then the application fee will be returned to the City. Mayor Austin thanked Mr. Christensen and said now that the City is aware that the streets can be repaired through East-West Gateway, the City would need to first take the proposal to the Ways and Means Committee. She stated the City also needs to look into other grants that can help move the City forward. Mr. Christensen asked when the next Ways and Means meeting was scheduled. Councilman R. Epps replied the meetings can happen anytime. Mayor Austin advised Mr. Christensen once the proposal has gone to the Ways and Means Committee it would need to come back to the next Council meeting. Councilman R. Epps asked if the proposal would also need to go to the Planning and Zoning Commission. Mr. Henry Johnson responded no. Mr. Christensen said that if he knows the proposal is moving along, he will start working on the application process ahead of time. A resident asked if a longer street is selected would the price of the project increase. Mr. Christensen explained in general how the pricing for the street projects would work. Another resident suggested looking into Tiger Grants. Mr. Christensen said those are for larger projects, for example, projects that are about \$20,000,000.00.

3. Presentations from Daniel & Henry on 2019 Insurance plans and rates:

Mark Johnson and Michael Hanson, from Daniel and Henry made a presentation to the City Council regarding 2019 property and casualty and health and life insurance rates. Mark Johnson said the property and liability premiums for the City increased by 1.9% over 2018. He stated that Daniel & Henry did shop the market and MoPerm (the current provider) provided the best quote for the City. Mr. Johnson said he is recommending the City consider remaining with MoPerm. Mayor Austin asked Mr. Johnson to speak about the insurance for the City vehicles. Mr. Johnson said the liability insurance to allow passengers to ride in City vehicles came to around \$1,200 a year which is included in the 1.9% increase. Councilwoman Anderson's question was inaudible.

Michael Hanson said with the employee benefit program, United Health Care (UHC) Medical Renewal is a 49% increase over the current premiums for the exact same plans. He said the increase came from increasing claims cost and health risks that were presented by the City employees that are currently enrolled in the benefits plan. Mr. Hanson said if the City offers new medical plans to employees the current plan options have to be converted into new plans that UHC offers. He said the Ways and Means Committee came up with a plan to help reduce some of the cost to employees. Mr. Hanson said his recommendation is to renew with United Health Care and offer new plans that help reduce the cost to employees and the City. Mr. Hanson said Delta Dental offered a rate hold with no change to the dental and vision plans. He said a request for proposal was submitted to several insurance companies and there were no more competitive options. He said Kansas City Life offered a renewal with a \$ 0.02 increase for Life and Accidental Death and Dismemberment insurance programs which is granted for two years. He stated the recommendation is to renew with Delta Dental, for dental and vision, and Kansas City Life, for life insurance. Councilman R. Epps thanked Mr. Hanson and said the insurance plans are being presented for approval to the Council at this meeting.

4. Presentation from the City Clerk's Office:

Deletra Hudson said there was no presentation at this time.

5. Presentation from the Recreation Center:

Willie Brandon recognized Jasmine Richardson, youth worker with the Recreation Center. He gave detail of how Miss. Richardson came to work with the City of Jennings, and her accomplishments. Mayor Austin presented Miss Richardson with a proclamation. Miss. Richardson thanked the department, Mayor Austin, and the City of Jennings. She said she plans to do great things and make everyone proud. Councilman R. Epps expressed his gratitude to Miss Richardson. Miss Richardson's grandmother expressed her gratitude to everyone and said that Jasmine is an inspiration to her, and she is learning every day.

6. Comments by the Public:

Shirley Hiob, of 8805 Clifton, said the award from the Recreation Center could not have gone to a better person. She said Jasmine was very good. Ms. Hiob said the Ward 3 Give Away was on Saturday (December 15, 2018). She acknowledged the Recreation staff for their help with setting up and cleaning up before and after the event. Ms. Hiob thanked everyone who donated to the giveaway. She said they got coats, blankets and more for the give way. Ms. Hiob said there was a lady that came in with six children and she was taken care of. She said Councilman Stichnote came with his wheelbarrow and moved donated items from one location to another due to weather issues. She said there were at least 80 bags of donations. She acknowledged Councilwoman Dugger, Mayor Austin, Councilwoman Jones, Councilwoman Anderson, and Councilwoman Roberts for being at the giveaway on Saturday (December 15, 2018). Ms. Hiob said there was so much good will at the event.

Robert Cotton, of 7119 Garesche, thanked Public Works for bring the barricades to the Urban League during the Turkey Giveaway in November. He also thanked Captain Cox and St. Louis County Police department for making sure the event was safe.

Mr. Cotton said there is a resident at 7152 Garesche that cannot get control of their pit bull. He said he is being told that summons have been issued for the dogs. Mr. Cotton stated he has called animal control and was told that they cannot do anything unless they see the dogs chasing someone. He said he is afraid a child is going to get mauled by the pit bulls. He said he is asking the City to be aggressive in resolving the issue. Mr. Cotton said the mailman was chased by the dogs today and animal control did not take any action because they did not witness it. Councilman R. Epps asked if the dogs are unleashed, have the police been called. Mr. Cotton replied that he called the police and was referred to animal control. Captain Cox said the resident has been sited, but they can send animal control with Officer McCrary to the address to resolve the ongoing issue. Mayor Austin said she is also working with the Finance Department to identify everyone who owns dogs. She said if residents know of an address where there are dogs, to let the Finance Department know and the department can check to see if the dog is registered.

Mr. Cotton said on West Florissant and Osborn, behind the beauty supply, there has been a couch and other furniture on the City's border. He said half of the items are in Jennings and the other half is in Country Club Hills and the couch and other furniture has been there for two weeks. He said we cannot make Country Club Hills due their part, but he is asking that Jennings at least does their part.

Lorraine Clower 5446 Helen said she is concerned about 2019 demolition planning. She asked for an update on the "homes and high grass", and building a side walk on Garesche from Wilborn to Janet. Ms. Clower discussed her understanding of the East-West Gateway presentation and asked if the 41h Ward would be included, if it is decided to move forward with repairs. Councilman R. Epps replied the proposed area for repair in the East-West Gateway presentation is in the 41h Ward. Ms. Clower presented a picture of a house with high grass covering the house; and asked about the demolition at 5400 Helen. She said she has come the Council meeting for years and nothing has been done on Helen. She expressed that she thinks Helen is a disgrace and it should be considered an emergency. She said across the street from her, perhaps at 5455 Helen, cement was put down on the street. Ms. Clower said that she has called City Hall and was told the City is aware. She said that she did not contact her councilmembers. Ms. Clower asked if there is anyone who can get on the resident who put the concrete down and have them remove it. Ms. Clower asked for the status of Mr. McKinney's

projects. Councilman R. Epps said that he would not like to speak for Mr. McKinney, but he would contact Mr. McKinney tomorrow and either he or Mr. McKinney would contact Ms. Clower with an update for Mr. McKinney's projects. Mayor Austin thanked Ms. Clower for coming with her concerns. Mayor Austin suggested to get clear information or answers to call the department that the issue affects. She stated the departments are not able to look up information during the meetings, but if you call the departments with the issues during business hours they can research and resolve the issue. Mr. Henry Johnson responded, saying for the Garesche project a request for proposal (RFP) was sent out, however there was some missing information, so the RFP was pulled. He said the RFP for the Garesche project should be resubmitted sometime in late January. Mr. Johnson said Mr. McKinney's projects are currently ongoing and the City partners with him. Councilman R. Epps and Mayor Austin thanked Mr. Johnson for his response. Mr. Johnson said the RFP is how he met Mr. Christensen, because the City recognizes there are other streets in need of repair and improvement as well.

7. Councilmember's Reports

Councilman Allan Stichnote:

Councilman Stichnote greeted everyone and stated residents are raking their leaves into the street. He said the City does not have leaf pick up. If the street sweeper goes over the leaves it can stop up the sweeper or burn the motor out. James Maixner (Jim) said that sweeper goes around the piles of leaves.

Councilman Stichnote said he went to the neighborhood watch Christmas party and it was great, and everyone had a good time. He thanked the St. Louis County Police department for getting rid of another drug house on Meadowlark. He said there was also an armed robbery on Maya Lane and the police chased the suspect down on foot. Councilman Stichnote gave details of the chase.

Councilman Stichnote said Saturday morning, (December 19, 2018) the contractor is putting in the bridge at Koenenman Park for anyone who would like to see it go up. He said signs have been put up at each park to explain park improvements. Councilman Stichnote said Public Works put the signs up and they did a good job. Councilman Stichnote concluded his report by wishing everyone a safe holiday.

Councilwoman Miranda Jones

Councilwoman Jones was absent during the Council members reports (arrived at 8:14 p.m.)

Councilman Terry Wilson

Councilman Wilson was absent during the Council members reports (arrived at 8:15 p.m.)

Councilwoman Francine Dugger

Councilwoman Dugger was absent from the Council meeting

Councilwoman Phyllis Anderson:

Councilwoman Anderson greeted everyone and said the Public Safety Committee already exists but there is no Chair. She asked if Committee members are appointed to the Public Safety Committee. Councilwoman Anderson went on to say, with Lt. Neal gone there is the Emergency Operation Plan the Council needs to get involved in. She said she is asking to have the Public Safety Committee appointed, effective January 2019. Mayor Austin responded that interim Lt. Geasley is working on the Emergency Operation Plan which was submitted before Lt. Neal separated from the City and he will get it to the Council. Mayor Austin said that she would look into the Public Safety Committee. Councilwoman Anderson asked why the Council cannot have the Committee that has already been voted on and approved. Mayor Austin responded that there are other committees that have been voted on throughout the years since the origination of Jennings, some are functioning, some have not functioned for years, and some she (Mayor Austin) brought back. She said for the Public Safety Committee she will need to look and see who exactly is supposed to be on the committee.

Councilwoman Anderson asked Attorney Alton for an update on the letter that was given to the store owners who are selling items without the price tag on them. Attorney Alton said the letter did not go out, and that may be his fault. He said he recalls the discussion and remembers saying that everyone would go to the stores, he does not remember where the discussion ended. Attorney Alton apologized, and said he would send the letter out this week. Councilwoman

Anderson said the letters should be delivered. She said when she discussed the letters with Attorney Alton, they talked about mailing them, and she felt it would be more effective if Mr. Henry Johnson delivered the letters. Attorney Alton also suggested sending the letters by certified mail, so the store owners are signing that they have received the letter. Councilwoman Anderson said that she would like the letter sent to every retail store in the City of Jennings. Attorney Alton said he could send the letters out before Christmas. Mayor Austin said the Finance Department would deal with the business's licenses, not Mr. Johnson, and the Finance Department does have a list of all of the stores. Councilwoman Anderson concluded her report by wishing everyone a Merry Christmas.

Councilwoman Julia Roberts:

Councilwoman Roberts thanked everyone for helping the clothing drive be successful. She gave a special thank you to Shirley Hiob. Councilwoman Roberts and Councilwoman Anderson presented Ms. Hiob with a certificate of appreciation. Councilwoman Roberts detailed how Ms. Hiob helped with the clothing drive and read the certificate of appreciation. Councilwoman Roberts expressed her description of Ms. Hiob's youthful helpfulness.

Councilwoman Roberts said a lot happened over the year and this a good time for her to reflect at the end of the year. She said she has some things that need to happen, but to stop and be still for a moment and think about all of the learning and growing that "we" have done together, whether or not the Council has agreed, or disagreed. She said sometime things were really tense and sometimes they were pleasant. She thanked the Council for the opportunity to learn and grow with each and every one of them. She said if she has offended anyone or said something that rubbed someone the wrong way then she would like to take the opportunity to ask for "your" humble forgiveness. Councilwoman Roberts said if she has taught someone anything then she is thankful she has had the opportunity to share any information and knowledge that she has had. She said that she appreciates "you all" for helping her become an all-around better person. She read a story called Who Knows the Farmers Son, Fortune or Misfortune. She said the moral of the story is we spend a lot of time forecasting and projecting into the future, but we forget to embrace the moment. She said it is about what "we" do in the now, the present makes all the difference, we cannot get the past back, and we do not know what the future may bring, but we do know what we have now. She concluded her report by wishing everyone good fortune and Happy Holidays.

Councilman Rodney Epps:

Councilman R. Epps said that Corpus Christi School on the first floor, there are two windows that are wide open and need a board up. James Maixner's response was inaudible. Councilman R. Epps said the building is right next to the senior building and it is too easy for someone to get in to Corpus Christi and do something illegal or possibly harm one of the seniors. Councilman R. Epps thanked Mr. Henry Johnson for his departments work at 8727 Acacia. He said the home was a nuisance and thanked Margie Brown for tracking down the owner.

A Caring Plus at 6350 Garesche Ave. is offering a 5-year forgivable loan of up to \$22,000 for home improvements. He said any resident interested in finding out more about the program can contact Alice Logan, with A Caring Plus Foundation to see if they qualify at 314-930-2083. Councilman R. Epps reviewed some of the stipulations of the forgivable loan. Councilman R. Epps concluded his report by wishing everyone a blessed Christmas and a Happy New Year.

Councilwoman Carol Epps:

Councilwoman C. Epps greeted everyone. She said she does not have a report, and wished everyone a Merry Christmas, and a Happy, and prosperous New Year.

D. MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman R. Epps and seconded by Councilman Wilson 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 December 5, 2018. He discussed the first item on the agenda, the approval of the panic button installation. Chairman R. Epps said Dianna Drakes recommendation was to enter into a 3-year agreement with ADT Protection One, with a recurring charge of \$144.90 per month which includes installation of 5 panic buttons at City Hall and 3 panic buttons at the Civic Center. Chairman R.

Epps confirmed that the recommendation needs to be brought before the Council. The response was inaudible.

On the motion made by Councilman R. Epps and seconded by Councilman Wilson the Council voted all in favor of accepting the Ways and Means committee recommendation to enter into a 3-year agreement with ADT Protection One with a recurring charge of \$144.90 per month, which includes installation of 5 panic buttons at City Hall and 3 panic buttons at the Civic Center with each building having one mobile panic button.

Councilwoman Roberts confirmed the amount of the recurring charge. Councilman R. Epps provided a breakdown of the recurring charge.

Chairman R. Epps discussed the approval of the line item transfer request from the Recreation Department submitted. He said Mr. Willie Brandon requested to move \$1,200.00 from recreation department program expense line item 888-54-01 to dues expense line 750-54-01 for the department to benefit from dues and subscriptions that would promote the opportunities for training and certification of the Recreation staff.

On the motion made by Councilman Wilson and seconded by Councilman R. Epps the Council voted all in favor of the line item transfer request.

Chairman R. Epps reviewed the meeting minutes from December 10, 2018. He discussed the Building Departments line item transfer request of approximately \$13,800.00 from the "Unassigned Fund Balance" to go into the Building Department demolition line item account 891-10-01.

On the motion made by Councilman Wilson and seconded by Councilman R. Epps the Council voted all in favor of the line item transfer request.

Chairman R. Epps reviewed that benefits summary for 2019 and the recommended renewing United Healthcare AQKO with 2V (\$2,000.00 & \$3,000.00 Deductible) and offering United Healthcare Core Essential Primary Advantage plan ASEY with 455 (\$5,000.00 Deductible) with no change to the City's contribution. After discussion amongst the committee it was determined the Committee would like to see what the percentage of increase would be to the employee, so that a cost of living increase may be considered when talking about the fiscal budget, and the City would like to increase the contribution from \$630.00 to \$650.00.

On the motion made by Councilman Wilson and seconded by Councilwoman Jones the Council voted all in favor to increase the City's contribution for health insurance premiums to \$650.00 per full-time employee, per premium.

Chairman R. Epps reviewed the meeting from December 17, 2018. He said the Ways and Means committee is recommending four medical plans. Chairman R. Epps asked Deletra Hudson to explain why the recommendation changed from three plans to four. Ms. Hudson explained that one of the plans did not include BJC doctors and hospitals. She said the fourth plan was added to have an equivalent with BJC and without BJC. Chairman R. Epps said the Ways means is recommending the \$2,000.00 deductible plan (BCMO), \$3,000.00 deductible plan (BCM), Primary Advantage full-network plan (ANCW), which covers all of the hospitals (including BJC), and Core Essential Primary Advantage plan (ASEY). He advised with the Core Essential plan, Washington University Physicians Group and BJC System would not be covered. Chairman R. Epps said he would like to make a motion for the health plans. Mayor Austin stated the Council will vote on the health benefits later on the agenda. Chairman R. Epps replied that concludes his report.

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

Building Committee- Chairwoman Jones reported that there was no meeting.

Parks Committee- Chairman Stichnote reported that there was no meeting.

Municipal League- Council representative Terry Wilson reported there was no Municipal League meeting for December. He said the upcoming meeting will be January 24, 2019 at the Chesterfield City Hall. Councilman Wilson said if the Council could direct their attention the

Municipal Leagues website, they have posted the legislative priorities for the upcoming session in 2019. Councilman Wilson is asking the Council to look over the legislation agenda, overall for St. Louis, for 2019, he said it is pretty interesting.

Planning Commission- Council representative Allan Stichnote reported there was a meeting on December 6, 2018 at 5:45 p.m. He said there was a petition for a Conditional use permit to operate a rental and leasing U-Haul at 8319 Jennings Station Rd., which the Planning Commission approved. Councilman Stichnote stated there was also a request for a subdivision of land at 5741 Albia Terrace, which was tabled, because no one showed up for it.

Councilwoman Jones, Councilman Wilson, and Mayor Austin asked if the Planning Commission talked about the political signs during the December 6, 2018 meeting. Councilman Stichnote responded the 4x8 political signs were discussed under old business. He said the Planning Commission approved the request for the signs and there will be no fee. Councilwoman Jones asked if the Council needs to vote. Councilman Wilson interjected that there will need to be a Public Hearing for the political signs, probably in January.

Policy Committee- Chairwoman Jones reviewed the meeting from December 13, 2018 at 5:30 p.m. Chairwoman Jones reviewed the policies that were on the agenda. She said the Worker's Compensation had some changes cleaning it up and removing some things that no longer exist. Chairwoman Jones said the Policy Committee is recommending to the full Council the Worker's Compensation on Job Injury Policy with the presented changes.

On the motion made by Councilwoman Jones and seconded by Councilman R. Epps the Council voted all in favor of the Policy Committee's recommendation.

Chairwoman Jones said the Vehicle Policy was passed out, but it was tabled. She said that will give the committee time to review and read over the policy. Chairwoman Jones said the Ways and Means, and Policy committees have the same members. She said the committees are going to try to schedule some of the meetings back to back. Chairwoman Jones said the Ways and Means committee will start meeting every Monday soon because of the budget and that will give the Policy committee time to move through some policies.

Chairwoman Jones said next policy reviewed was the Holiday Policy. She said a few things were clarified with the correctional officers. Chairwoman Jones said the basic changes to the policy were, changing the corrections officers getting paid a stipend for the holiday, to a straight day of pay, she said that employees who are called into work but were not scheduled to work on a declared holiday will be compensated at their regular rate of pay, and removed Easter, because Easter is on a Sunday. She said that the City does not necessarily have to give Easter as a holiday. Chairwoman Jones continued and said the Policy Committee also talked about a floating holiday. She provided brief details of how a floating holiday would work. Chairwoman Jones said the Policy Committee is recommending to the full Council the Holiday Policy with the changes as presented. Chairwoman Jones said that she would like to entertain a motion. Councilman Wilson said that he would make the motion and Councilman R. Epps said that he seconds the motion. Councilwoman Roberts interjected asking for clarification about if an employee is asked to work and refused, they will not receive holiday pay. Chairwoman Jones deferred to Deletra Hudson. Ms. Hudson clarified saying the section of the policy means that if you work a holiday you would receive a floating that you would be able to use at a later date and get paid for. She said that if you are called to work on a holiday and you don't then you are not entitled to that floating holiday or the pay that comes with it.

On the motion made by Councilman Wilson and seconded by Councilman R. Epps the Council voted all in favor of accepting the Policy Committee's recommendation.

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- No representative was present.

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

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO STORE HERE RS JENNINGS, LLC AT 8319 JENNINGS STATION ROAD, IN THE CITY OF JENNINGS, MISSOURI.

First reading on the motion made by Councilman Wilson and Seconded by Councilwoman Jones the following bill was introduced:

Bill #2554 An ordinance of the City of Jennings, Missouri, approving a conditional use permit and granting same to Store Here RS Jennings, LLC at 8319 Jennings Station Road, in the City of Jennings, Missouri.

Second reading on the motion made by Councilman R. Epps and seconded by Councilman Wilson the bill became ordinance # 2496 by the following roll call vote, Councilmembers voting in favor, Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Julia Roberts, Carol Epps, Rodney Epps; Councilmembers absent from voting: Francine Dugger; none opposed or abstained.

2. 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.

This proposed ordinance was deleted from the agenda.

3. AN ORDINANCE AUTHORIZING THE CITY OF JENNINGS TO ENTER INTO AND EXECUTE ON BEHALF OF THE CITY OF JENNINGS A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI FOR NEXT GENERATION 9-1-1-SYSTEM.

First reading - on the motion made by Councilwoman Jones and seconded by Councilman Wilson, the following bill was introduced:

Bill# 2555 - An ordinance authorizing the City of Jennings to enter into and execute on behalf of the City of Jennings a Contract with St. Louis County, Missouri for Next Generation 9-1-1-System.

Councilman R. Epps made a motion for the second reading, which was seconded by Councilwoman Jones. Councilwoman Roberts said that she has a question. Councilman Wilson asked if number 2 on the agenda under legal business was skipped. Mayor Austin responded that number 2 was deleted from the agenda before Councilman Wilson arrived. Councilwoman Roberts asked if there is a cost associated with the proposed ordinance. Attorney Alton replied that there was not a cost. He said the ordinance is just authorizing the ECC is defined as St. Louis County Emergency Communication Commission, and all the Council is doing is saying that the City is allowing them to amend their contracts with Southwestern Bell and AT&T to accomplish what they want to accomplish. Attorney Alton said the proposed ordinance is giving the ECC the authority to negotiate along with the other municipalities their steps to for Next Generation 9-1-1- System. He said it is stated in paragraph one on page two.

Second reading on the motion made by Councilman R. Epps and seconded by Councilwoman Jones the bill became ordinance #2497 by the following roll call vote, Councilmembers voting in favor, Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Julia Roberts, Carol Epps, Rodney Epps; Councilmembers absent from voting: Francine Dugger; none opposed or abstained.

4. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AUTHORIZING THE APPROVAL, REQUISITION, ACQUISITION, AND/OR PURCHASE OF MULTIPLE REAL PROPERTIES SITUATED WITHIN THE CITY OF JENNINGS, STATE OF MISSOURI.

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

Bill# 2556 an ordinance of the City of Jennings, Missouri, Authorizing the approval, requisition, acquisition, and/or purchase of multiple real properties situated within the City of Jennings, State of Missouri.

Councilwoman Anderson made a motion for the second reading which was seconded by Councilman R. Epps. Councilwoman Roberts said that she had a question. Councilwoman Roberts said she sees the new list of properties for purchase, and the City purchased several properties in June. She said she is unclear of the status of all of the properties that were purchased in June. Councilwoman Roberts stated that she knows the City did an auction, and some of the properties are for developers to purchase. She reiterated that it is still not clear what the City is doing with the properties. She said some of the properties are in a very dilapidated state. She continued to say that the grounds on those properties are unkempt and uncared for, and here the City is with another list of properties to purchase. Councilwoman Roberts said she sees the list says for auction, and her concern is what happens with the properties that don't sell or what is happening with the properties that were purchased in June. Mayor Austin replied the properties that went through the auction went to individual people. She said the individuals who purchased property are working on the property. Mayor Austin said there were only a few homes that did not sell in the auction, but around 90% or more of the properties are out of the City's hands and into the owners' hands. Mayor Austin described some of the things she has seen when she has driven around to the different properties, and some of the owners plans for the properties. Mayor Austin said there were only three properties that were not sold through the Auction and the City will maintain those properties. She asked Councilwoman Roberts to give her the addresses of the homes that have not been maintained. Councilwoman Roberts said she could give one address today 7200 Marge is in a serious dilapidated state. James (Jim) Maixner's response was inaudible. Councilwoman Roberts said that 7200 Marge is in a very neglected state. Jim said what Public Works was asking for before at 7200 Marge was a Stop Sign, the fence line and it was cleaned up, and board up. Councilwoman Roberts agreed. After further discussion Councilwoman Roberts said the property is far beyond what cleaning of the fence line or a board up can do. Councilwoman Roberts said that building needs to be demolished. Mayor Austin asked Mr. Henry Johnson if he is addressing the property. Mr. Johnson replied that particular property is included in a group of properties specifically asked for by one of the contractors the City is working with. He said the City is in the process of finalizing contracts for the rehabilitation of the properties, which will then be turned around. Mr. Johnson said, if the property is deemed to be un-rehab-able, if it cost more to bring the house back than the property is worth, then the property would be demolished, and that is part of the contract. Mr. Johnson went on to say all properties that were sold generated revenue for the City, and every owner had to enter into an agreement with the City under the Vacant Property Registration Ordinance, which creates additional revenues for the City. He said the property owners now have a vested interest in the property, so they are not a absent landlord, and they repair the property or pay the penalty, and the City has a new owner on record, and the property is back on the tax roll. Councilman R. Epps asked if with the developers is it in the City's best interest to acquire the properties so that developers do not have to deal with so many different owners. Mr. Johnson said the concept behind the process was the properties have sat on the City's taxes for many years. He said St. Louis County was unable to collect the taxes, and the properties have always been available to anyone to purchase and nobody was willing to purchase them. Mr. Johnson said, the City thought that accruing the properties would allow the City to negotiate the sale of the properties. He said the City purchases the properties from St. Louis County at an administrative cost, which was \$30 and has increased to \$32. Mayor Austin said, when she came into office it was brought to her attention that the City had over 750 properties the City was trying to maintain. She said that is too much for the City, and that is why she has discussed with Mr. Johnson ways to getting the properties back into the hands of home ownership. Mayor Austin expressed her disappointment with some people who do not understand or see the vision of moving those properties out of the City's and into the hands of home ownership. Mayor Austin said, the City is planning for the second auction in March if the Council votes for the properties. Mayor Austin said there where over 120 requests for just 30 properties, and she keeps getting phone calls of people that are interested in coming to the City of Jennings. She said, she is hopeful that the Council will vote for accruing the new list of properties.

Second reading on the motion made by Councilwoman Anderson and seconded by Councilman R. Epps the bill became ordinance #295 by the following roll call vote, Councilmembers voting in favor, Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Carol Epps, Rodney Epps; Councilmembers opposed: Julia Roberts; Councilmembers absent from voting: Francine Dugger; none abstained.

G. UNFINISHED BUSINESS

There was no unfinished business

H. NEW BUSINESS

APPROVAL OF THE SPECIAL EVENT PERMIT NORWOOD HILL COUNTRY CLUB

On the motion made by Councilman R. Epps and seconded by Councilwoman C. Epps the Council voted all in favor of approving the special event permit request for Norwood Hill Country Club.

APPROVAL OF THE 2019 INSURANCE PLANS AND RATES

On the motion made by Councilman R. Epps and seconded by Councilwoman Jones the Council voted all in favor of approving the 2019 insurance plans and rates.

APPROVAL OF THE TIF 8 REDEVELOPMENT AGREEMENT FOR WOMACK BARBER SHOP

On the motion made by Councilwoman Jones and seconded by Councilman Wilson the Council voted all in favor the TIF 8 redevelopment agreement for Womack Barber Shop.

APPROVAL OF THE MONTHLY BILLS FOR PAYMENT

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

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

On the motion made by Councilwoman Jones and Seconded by Councilman Wilson the Council voted in favor for closed session, legal and personnel (RSMO 610:021-1,3) by the following roll call vote, Councilmembers voting in favor, Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Julia Roberts, Carol Epps, Rodney Epps; Councilmembers absent from voting: Francine Dugger; none opposed or abstained.

L MAYOR'S REPORT

Mayor Austin wished everyone a happy and safe holiday. She thanked Department Heads and their staff for doing an awesome job for keeping things moving forward. She noted the Finance Department is working short staffed for the last few months. Mayor Austin said the Finance Director has stepped up and learned the position and checks are going out. She thanked the Department Heads for the professional development and making sure the employees are getting their 10 hours of professional development done. Mayor Austin reviewed some of the training that will be assigned to employees. She thanked the Council for moving forward with the auction the City is planning to have in March. Mayor Austin said there will be a Business watch meeting Friday (December 21, 2018) at City Hall. She said the Vacant Property Registration is going well, the owners are coming in and paying the fees and registering the properties. She stated that is giving ownership to properties that have sat vacant for 3, 4, or 5 years. Mayor Austin asked residents if they know of anyone who owns a dog that is just running around especially the pit bulls to call them in to the Finance Department, so the City can deal with them.

J. ADJOURNMENT

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

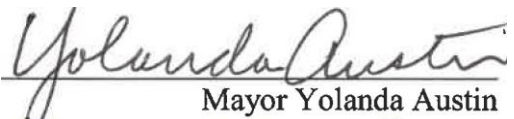
K. CLOSED SESSION, LEGAL AND PERSONNEL (RSMO 610:021-1,3)


On the motion made by Councilman Wilson and seconded by Councilman R. Epps the Council voted in favor of the recommendation for the permanent hire of Loretta Souter as the Chief Court Clerk at the salary rate of \$37,118.00 (GS-14-C), by the following roll call vote;

Councilmembers voting in favor were: Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Julia Roberts, Rodney Epps, Carol Epps; Councilmembers absent: Francine Dugger; none opposed or abstained.

On the motion made by Councilman Wilson and seconded by Councilwoman Jones the Council voted to adjourn the closed session, legal and personnel (RSMO 610:021-1,3) at 9:20 p.m. by the following roll call vote, Councilmembers voting in favor, Allan Stichnote, Miranda Jones, Terry Wilson, Phyllis Anderson, Julia Roberts, Carol Epps, Rodney Epps; Councilmembers absent from voting: Francine Dugger; none opposed or abstained.

Attest:


Mayor Yolanda Austin


Kareen McNeal, Deputy City Clerk