



Minutes of the City Council Regular Meeting
Jennings City Hall
July 23, 2018 – 7 p.m.

The two thousand three hundred eightieth meeting of the Jennings City Council was held on Monday, July 23, 2018 at 7 p.m. at Jennings City Hall.

A. Public Hearings

1. Re-Subdivision of a lot of Plat 9 of River Roads for Residences at Jennings Place Phase III- 7:00 p.m.

Mayor Austin called the public hearing to order at 7 p.m. and called for anyone who was speaking in support of the re-subdivision. Jim Bender, SWH Investments III, represented and spoke for the replotting in preparation of Phase 3. He requested from the Council an ordinance and final approval for the development of Residence III, which is proposed as a three-story building. He was requesting the land approval for the replatting.

There were no questions, and no one spoke against the re-subdivision.

Mayor Austin closed the public hearing at 7:03 p.m.

B. Regular Meeting

1. *Call to Order* – The Regular City Council Meeting for July 23, 2018 was called to order at 7:03 p.m.
 2. *Pledge of Allegiance*
- Mayor Austin requested a moment of silence for those families and the lives lost in the accident in Branson, MO.
3. *Roll Call*

Members present:

Allan Stichnote, Carol Epps, Francine Dugger, Phyllis Anderson, Rodney Epps, Terry Wilson, Yolanda Austin

Absent: Miranda Jones, Julia Roberts

4. *Approval of the Agenda*

On the motion made by Councilman Wilson, seconded by Councilman R. Epps to approve the agenda, the Council voted in favor to approve the agenda.

5. *Approval of the minutes from the Regular Meeting of June 25, 2018*

On the motion made by Councilman Stichnote, second by Councilman R. Epps to approve the minutes from the regular meeting of June 25, 2018, the Council voted for the approval by the following roll call vote of the councilmembers: Allan Stichnote, Carol Epps, Phyllis Anderson, Rodney Epps, Terry Wilson; Opposing: Francine Dugger; Absent: Miranda Jones, Julia Roberts

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS AND REQUESTS

1. *Presentation from St. Louis County Police Department – Officer of the Month Recognition*

Captain Cox, St. Louis County Police Department, stated that he is suspending the Officer of the Month recognitions for a while. They are consider changing it to Officer of the Year. They will present that in December. Captain Cox extended his appreciation of LMAC for sponsoring the Officer of the Month program.

He announced a new Chaplain, Bishop Barney. He became a St. Louis County Chaplains at the last board meeting. The department now has two active chaplains. Captain Cox stated that when he came on-board with the department, there were no chaplains. He stated the importance of having the chaplains to help talk to people.

Captain Cox announced the National Night Out, August 7th (5 p.m. – 8 p.m.) on the Old Target parking lot; P.A.L. (Police Athletic League) Peace Parade, August 25th (Starting at 9 a.m.) This is a collaboration with different City organizations and the P.A.L. program. At the parade, they will discuss what they can do about shots fired and violent crimes because it is not normal activity. He said the Mayor will be speaking, along with Lt. Colonel Troy Doyle.

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

Edgar Wade of 1 Hensley introduced himself as the President of the Home Association of the Crossing of Alexandria. He reported issues of people in his area who do not have occupancy permits. He said there is one resident at 28 Watsonmill Ct. who doesn't have an occupancy permit but obtained a permit to build a shed and fence. He asked why this happened. Mr. Wade stated that the home was bought "AS IS". He asked what will be done about the people who have no occupancy permits but are living in homes. He stated that the person in question also has a warrant out for his arrest. He said he is bypassing Jennings and going to St. Louis County about this situation. Mr. Wade said he didn't show up to St. Louis County Courts regarding this issue. Now there is a bench warrant for his arrest. He said he reported it to Sgt. Perez that they (the residents) only show up at night. They are not at the house during the day.

Mr. Wade said he has an issue on Pickford. It is an easy access for drug dealers to get out of the subdivision when they are trying to make a transaction.

Captain Cox addressed how the issues are being address in Alexandria Place. He stated that Bureau of Drug Enforcement was contacted. The street enforcement team was in the area in unmarked cars doing undercover work. He reported that several arrests were made, which led to a search warrant at another residence in the City of Jennings. The actions have curbed the activities. The activities will not stop, they will just move to another location. Bringing in the undercover cars led to the success of the operation.

Shirley Wayne of 5828 Janet Ave reported to Capt. Cox that there was a shooting this morning which involved three guys. The residents called the police and they responded right away. The officers showed concern about what was going on in the neighborhood. She reported that the guys ran into 5824 Janet Avenue. She thanked Capt. Cox for the fast response. Ms. Wayne reported a grass issue at 8762 Westcott. She said it is a vacant building. She thanked the Mayor for great job she is doing in the community. She told Councilman R. Epps that the residents are praying for him and wish him well.

Councilman R. Epps asked Henry Johnson to address people living in home without an occupancy permit. He said Mr. Wade needs to understand that it needs to run through the courts. Mr. Johnson explained that the ordinance allows the City to issue a summons. They work with the police department to find out who the occupants are, then issue summons. He said summons have been issued to the Watsonmill address and they didn't show for court. It is a misdemeanor offense. Mr. Johnson said that if they don't show up the second time, another bench warrant is issued. He said the police won't be dispatch for a misdemeanor offense, when they have other

issues, like a shooting taking place. Mr. Johnson said the process is to continue to issue summons. The City cannot take legal steps to take back the property or kick them out.

Councilwoman Dugger said to Mr. Johnson that Mr. Wade was asked how the resident was able to obtain the permit to build the shed without the occupancy permit. Mr. Johnson responded with when the resident came in to get the permit, someone probably verified that he was the owner of record and his name came up. Mr. Johnson said he couldn't answer the question because he didn't have the record in his hands. Councilman R. Epps asked Mr. Johnson if he was sure a permit was issued Mr. Johnson confirmed that he was sure.

City Attorney, Sam Alton, validated the information Mr. Johnson reported. He said Mr. Johnson was right about when the City verifies who owns the property, the officers can go to the property with a summons. The problem is there may be someone different the next time and they don't show up to court. Sam said there will be a warrant for their arrest if they continue to ignore court. The alternative is the owner of the property or the City can file a civil suit to get people out of the property and get a judgment from a court.

Councilman R. Epps asked if the arrest will likely happen when they are pulled over when driving because the police will not go to their door to arrest them. Sam said that was correct. Sam also said that under the current status of the law, they are really careful about arresting people on housing code violations because our legislator has taken issue with it. Authorities want to make sure they have the right person, have done everything they can according to the right procedures, and that everything has been done according to the procedure without locking them up. If they are a danger and it is a matter of record, that is a different issue.

Councilwoman Dugger asked for confirmation on if the permit was issued to build, did the department go back out to inspect the building, and has it passed inspection, even though it was illegally obtained. (Mr. Johnson's response was inaudible) Councilwoman Dugger asked if once the building permit is obtained, should the city go back out to inspect to verify the building was brought up to code. Mayor Austin asked Mr. Johnson to look into the issue because she thinks it has come up before.

Serena Muhammad of 2408 McLaran Avenue and works for the St. Louis Mental Health Board. They have an initiative called the St. Louis Area Violence Prevention Commission. The commission is looking for strategies to work with communities to look at built environment and infrastructure as a violence reduction strategy. She passed out folder of information on program to the Council and directed their attention to a document called the Prevention Violence Primer. She highlighted areas of focus. She stated one of the risk factors for violence is community deterioration. Ms. Muhammad stated some of the resilience factors are build the environment, high-quality services, and institutions. She said her commission works with community development organizations, as well as municipalities, to help build up the environment, as well as provide support for leadership who are trying to do comprehensive community wide strategic plans. She stated there is an opportunity for the City of Jennings to engage their resources to do community wide meetings, help with strategic planning and help with some of the decision-making points and transparency around how citizens engage with elected officials to help with making sure everyone is on the same page and moving in the same direction.

Ms. Muhammad said her organization has noted more success with the initiative when there is unity amongst the community and elected officials. The group also helps to provide the training and support to promote unity for the community as a whole. The resources are available at no cost. They are underwritten by local foundations and institutional partners. She pointed out, in the information distributed, the organization's violence prevention strategies, members, and leadership council; which includes St. Louis County Police Department, Deputy Chief Kenneth Gregory. They believe the strategies will benefit Jennings and address some of the issues around vacancy, neighborhood clean ups, youth development programs and communication skills. She made an offer to be a resource and to later connect to bring to the City some of the technical assistance available. She said they are working in the 27th ward (St. Louis City) and hope to make this a regional project with the City and County.

Councilman R. Epps asked what had the organization done in the 27th Ward. Ms. Muhammad reported two community canvassing events where the organization has gone door to door to

engage residents about their priorities. The organization has heard the residents say they want to address vacant properties. St. Louis Mental Health Board is planning to partner with organizations that focus specifically on the residents' concerns. She said Missouri has strong status around addressing vacant properties. There are some attorneys who can come in a work with municipalities and community development organizations. She reported they have been working with Alderwoman Pamela Boyd.

Terry Buford of 2601 Kinamore reported the following issues: 2608 Kinamore vacant property with grass; 2600 Kinamore has a new tenant and there is high grass; 8416 McLaran vacant property with high grass. She said she has been reporting the issues since March. She said she will report it in the office, but when she follows up, no one would see them in the system. She asked if someone could address her issues.

Sam responded by asking the people if they have been paying attention to what is going on on the north side of St. Louis City with a person named Paul McKee. The City of St. Louis is dealing with thousands of properties that are left vacant. They don't know what to do nor have the money to tear them all down, nor resources to make sure the grass is cut. Everything has to be fought out in court. He said both St. Louis City and County are dealing with this problem every day. It is not an easy procedure. Having the money and resources to deal with all of the properties, out of state landlords, to file legal actions to get the properties is difficult. He said he knows the Building Dept. is aware of the properties and every day they are discussing ways to deal with them. The process is never as quick as it should and needs to be for everyone living in the City. Mayor Austin asked Mr. Johnson to get her contact info and follow up. Mayor Austin said the City is addressing some things on Kinamore.

Yolonda Henderson of 8822 Sumter (refused to state her address for the record in public. She informed the Mayor that it was on the sheet). Mayor Austin stated the address for the record. She thanked the city for correcting the yellow lines. She reported that school starts on August 9th. The Back to School Jamboree is August 4th. She also thanked Councilwoman Anderson for assisting with addressing the island at the 3rd and 4th Wards. Ms. Henderson thanked the Fire Department for addressing the fire at her house. She said there was a small fire. The Fire Department came right away and got it under control. She asked Councilman Stichnote about the status of the park grant for Koeneman Park. He responded that the City would be voting on the contract and the project should start within 30-45 days.

Councilman Wilson informed the public of a public hearing on Sievers Park on August 6th at 6pm. The public will be able to give input at the hearing. This is the second hearing for Sievers Park. Ms. Henderson reported two houses: 2504 Shannon and 8937 Darnell. She said the back yards are horrible. The fronts are being cut but the back is not. She said this issue has been going on for at least two years. She said she reported it to Councilwoman Jones. Ms. Henderson said the resident has been to the City five times about the debris at the fiery house on the corner of Center. She asked Councilman Wilson if he worked on the ordinance regarding the political signs. Councilman Wilson said he brought the proposal before the Planning Commission. There was some misunderstanding on the signs being residential and "common areas". They have to draw up what "common areas" mean. The attorney should be working on that being presented within the next month or so. She asked why the Redbird Rookie program was canceled.

Councilman Wilson informed her that the program was not cancelled. The program is almost complete. There were two games on this past Friday.

Lorraine Clower of 5446 Helen thanked Mayor Austin, Councilman R. Epps, and Henry Johnson regarding the tree issue. She asked if each ward can do something together to address the grass issue, regardless of what the state or government is doing. She said there may be something in each ward where they can get together and work on the grass cutting to help get the community involved. Sam said that is a good thought. Sam said make sure it is city owned and not private owned property because the City doesn't want to trespass on private property. Therefore, it is important to be careful and it should be determined who owned the property before entering the property. She asked if there could be an advertisement to the community for the clean-up program.

Councilman R. Epps said residents should know that when they report issues to the Building Department, it doesn't automatically go on a list because it may not be a City owned property. It

will go on the list if it is a city owned property, but if it is not owned by the City it will have to go through the court. The process can take 2 – 3 weeks. He said he knows it is frustrating, but it takes time to go through the process. Sam said the legal procedure takes longer. He said you have to get a petition, post it, then file and allow time to respond, then they are served before there is a petition for a quite title. The process takes time.

Jeannine Roberts of 8330 Osborn Drive asked how to do you get a status update on issues reported. Who should the residents contact? She said she thought they would contact their Ward person, but they don't always have the information. She asked who the residents should contact in Building and Public Works. She reported issues with drug trafficking on the street. She said they may stop for a little bit and then they are back at it. She said she had an awful experience trying to get through to someone by calling 911. She said she went through three people before someone could help her. She asked how many police officers are patrolling each area per shift. She said she doesn't feel safe. Ms. Roberts feels like calling 911 is a waste of time and she has never felt that way before. She reported a neighbor who is a pallet/junk man. Ms. Roberts said he has pallets and stuff all over his house. The resident next door to him at 8322 (she believed that was the address) Osbourne cut stuff in the back of the house and left it on the front. She asked who cites them and lets them know they are in violation. She asked who the residents should contact to let them know what's going on or what they can do.

Councilman R. Epps said any information you need, you should call the councilperson. Ms. Roberts asked what if they don't have the information. Councilman Epps said the Councilperson needs to get the information.

Councilwoman Anderson said she is the council person, but when she asked for the information, she was told that the Mayor told staff not to give her the information.

Councilman R. Epps said he hasn't had that problem. He said when people call him, and he doesn't know, he calls Building Department to ask. He takes the residents number and call them back.

Ms. Roberts said that Councilwoman Anderson is typically good about responding back. She doesn't know where the breakdown is with the situation. She thought she would come and ask to try to get some resolution. Mayor Austin asked Ms. Roberts if she had contacted the Building Department and gave them the addresses. She responded that she had and so had the lady living across the street. She has called multiple times. Mayor Austin asked Mr. Johnson if he was aware and if he got the address.

Councilman Wilson asked Captain Cox to address the question regarding the officers. Captain Cox said to the public, if they see a crime in progress, to call 911. He said he had no excuse nor reason why she had to go through three different people when she called 911. He explained that there are dispatcher and call takers. When someone is manning the 911 numbers, the calls should be picked up, then it goes to a dispatcher who puts it out immediately.

Captain Cox gave the public the following number: 863-DOPE (863-3673) for the drug enforcement line. He advised the public to call and give them the information. All recordings are typed and sent out to the group that does undercover operations in the area where the complaint is referencing. He advised the public to follow up on the complaint with him, Sgt Perez, Officer King or Officer McCrary. He said to try to get the license plates and addresses, they will also follow up on the information.

Captain Cox said the police contract with the City of Jennings states that they have to have a total of four cars minimum, which includes the supervisor and three officers. During peak crime hours, 10a – 8 pm, there are more cars on patrol. There are some additional cars brought on at 10 am to supplement the cars. The City still has the day shift, which is required to have a supervisor. The afternoon shift roles on at 10 am and 2 pm . He said there are times when there are 8, 9, 10 cars on the streets, but there are certain times of the day when there are only four cars out.

Steve Pokorny of STS Car Care at 6507 W. Florissant stated he had the pleasure of working with Officer Lunatto, who does great work and Jennings is lucky to have him. He is fun to work

with. He stated that there are a lot of abandon and savaged car issues that his company has to deal with. He understands the paperwork and process to ensure that the procedure is followed. He said to Mr. Johnson that he knows that what he has to do with the city properties is much more difficult than that. He said there is a lot of time involved.

Steve announced a fundraiser car wash for Mathews Dickey Boys & Girls Club that will be happening at STS on Saturday, August 4th. He asked that the public come out to support the kids. STS is not involved with the fundraising, but he is allowing the organization to use his lot and hoses for the fundraiser.

H also announced that August 7th is the National Night Out. Last year, he said he had fun. STS had a table and brought the golf cart to ride kids around. They also had giveaways. Steve said they will also have a table this year.

On August 23rd marks 12 years since STS reopened. They will celebrate their Customer Appreciation. He invited people to join them. They will also have a BBQ. The event will be from 11 am – 2pm.

Susan Snead of 8827 Scottdale said she appreciated the comments about rental properties because that's what she wants to discuss. She stated she knows that there are a couple of committees working to craft an ordinance that will put some controls around how our landlords do their due diligence with getting residents into properties. She hopes that the committees will do their due diligence in making sure they are consulting housing specialist and housing lawyers. She said she doesn't want to see the City of Jennings sued by the ACLU because they have hurried up to do an ordinance that proves to be discriminatory towards people or dangerous to some people. She stated that she doesn't think Jennings has the wherewithal to be sued by the ACLU for unfair housing practices. She asked that before the ordinance is fully crafted and brought to the City Council, that the due diligent is done to make sure that it is the best possible for people who want to live in Jennings and for people who already live in Jennings. Ms. Snead said she doesn't want to see something that would force a grandmother to lose her property because she has a grandson performing illegal activity out of the property.

Mayor Austin added that if she has some concerns or questions, to get with Mr. Johnson. Mayor Austin stated that she thought Ms. Snead was at the committee meeting previously held, but she didn't raise any questions at the meeting. Mayor expressed that with Ms. Snead being an active resident in the City, she would hope Ms. Snead would go to Mr. Johnson, after she has reviewed the proposed information, and express any concerns she may have.

Councilman R. Epps said the city has to do something with illegal activity that occurs on properties. He stated that if there is shooting and a lot of traffic from a grandmother's house, because her grandson is selling drugs, the City has to do something. The residents' complaints will be towards the Council and the Police Dept. He promised to make sure the housing laws are not discriminatory.

Ms. Snead said she doesn't want to see a grandmother put out on the streets. Councilman R. Epps said that he has seen the situations where the people are removed, but the grandmothers let them back into the house.

Sam said the City is working with the Missouri Municipal League. If the ACLU wants to get involved, the City welcomes their help. He said the goal of the ordinance is to try to make the residential property safe for all of the residents of the City of Jennings. It is becoming more difficult to do that. The City wants to make sure it is done in a fair and partial matter. Sam committed to making sure that what is passed by the City is fair and in accordance with the constitution.

Kathy Nelson of 9409 Dickerson Drive asked if a service truck, Spectrum truck, can be parked at all times on the City's streets. She stated that there is a truck blocking her drive with the ladder on top and cones in the street. She said this has been going on for about six months. The driver is using the truck as a personal vehicle. She reported that she called Spectrum. She also found out that it was her next-door neighborhood who is driving the truck. Spectrum had no

answers for her. She said it was an eyesore. Ms. Nelson said she has almost hit it because it is in the area where she comes out of her driveway and the cones block her driveway.

Mayor Austin asked Mr. Johnson to address the issue with the service truck. He said he had spoken with Ms. Nelson. Mr. Johnson stated the City ordinance allows van and work trucks to be on the streets. The City's vehicle restriction is based up wheel weight and size. Vans are permitted.

Ms. Nelson asked if it was alright for the it to be parked there at all times. Sam stated that Mr. Johnson was correct. Most municipalities have ordinances that are based upon wheel base and weight. If the truck meets the criteria of the ordinance, it is not illegal for it to be on the streets. If it is a massive vehicle, that exceed the weight limit, that's something different. Sam, said the Housing Dept. could go out to get the weight of the vehicle, but the Spectrum vans will probably not meet the requirements of exceeding the weight limit. He said the Council can address making sure that in residential neighborhoods the issues are address. He recommended that the St. Louis County Police Dept. can enforce the parking of the vehicle. Captain Cox said he would have Officer McCrary go by to do some neighborhood policing. The resident should not be forced to not be able to get out of her driveway because the vehicle is blocking the way. They can also address the cones being out if he is not working.

Councilman Wilson asked Ms. Nelson if she has had any conversations with the neighbor about the truck before getting the police involved. She responded that she had not. He recommended having a friendly decision with the neighbor because he may not know that he is offending anyone. He said a simple conversation may solve the problem. She responded that she and the neighbor aren't talking.

Councilwoman Anderson asked since the vehicle weight is based on pounds, would that be a police matter. If a police officer is driving and they see vehicles that may be in violation. Councilwoman Anderson said she has a complaint about an oversized truck that sits on her block. She also said there are a couple of them on Dawson. She said she called one of the police officers about that and they never got back with her. Councilwoman Anderson said she sees it every day.

Ms. Nelson said at one time, the neighbor driving the truck was leaving the cones in the back of the truck and that was better, but he started back putting them out, which blocks her drive way.

Councilman R. Epps said over time the specs have changed with the popularity of SUVs, as a result, some of the ordinances have changed. He said there are now some SUVs as large as the Spectrum van.

Charletta Williams of 1815 Grape thanked the Department of Recreation for the wonderful concerts they are hosting. The handicap and seniors enjoyed the past concert. She also thanks, Gloria Nathan, the Senior bus driver. On Saturday, she picked up some of the seniors and took them to Mary Johnson's memorial then took them to lunch.

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

Councilwoman C. Epps said she directed calls and concerns to Public Works regarding the grass cutting. She said she and Councilman R. Epps had three lawn mowers to loan to Jennings residents (you didn't have to rent them). She said it didn't work well because people started tearing up and stealing the lawn mowers. They have put forth efforts in the 4th Ward to keep grass cutting down. She suggested that the Jennings residents work together to keep Jennings clean.

Councilman R. Epps reiterated that all of their reports were basically on grass. As fast as they get calls, they call Margie, in the Building Department. He also reported a couple of derelict cars on D'Amato Court. He asked Steve (STS) if they had towed anything from the area. He said he requested the cars be tagged, but hadn't heard back from the residents, so he assumed the cars were moved.

Councilwoman Anderson asked Public Works how cameras are being monitored. Jim

responded that as crews are cutting grass, they are keeping an eye on the locations. They have been monitoring and keeping an eye on the cameras at the locations. They have not had any issues. They will move the cameras around to different locations in about a month.

Councilwoman Anderson said they had some dumping at one of the locations. She asked if they see dumping in the area, should they to call the Public Works department. Jim responded with yes. He said that if you see an issue, call them, and they will check the cameras. They will remove the existing SD card and replace it while they are reviewing the activity.

Councilwoman Anderson asked about street sweeping. She said she hasn't seen the sweeper out. Jim said the sweeper will be out this week. He stated that the Public Works Department is using everybody for the grass cutting. They had four crews out cutting grass and they are still working on getting McLaren (street repair) done. The department is trying to get everything done on the street repairs before the snow and ice starts.

Councilwoman Anderson referred to the ordinance on the trucks. She reported that she pulled the ordinance of trucks on streets because she received a call from a resident on Dawson. She said the ordinance states that the parking of trucks of the size of 1 ton or larger, and all tractor trailer units of any combination thereof, should be prohibited on all streets in the City, except for loading and unloading purposed. She said they can't sit in the drive way. Councilwoman Anderson asked Captain Cox if the officers can issue tickets if trucks are over the weight limit. She said the truck weight is visible on the truck. What she saw was 18,000 pounds.

Councilwoman Anderson said to Captain Cox that some of the people complained about the police presence in the City. Captain Cox responded with it depends on the time of day. He said the City of Jennings is a high incident precinct. The police dept. answers a lot of radio calls. There are certain times where that are only have a few cars on the streets. The department does have directed extra patrols, which vary, especially the business patrols, because of the robberies a year and a half ago. Now that school has started, they do their school patrols in school zones. He asked if they know what area or neighborhood, they say they are not seeing cars. Once he gets that information, he will get it to the neighborhood policing sergeant and they will try to give the area some extra patrol. He understands that every business and neighborhood wants extra patrol.

Councilwoman Anderson asked Mr. Johnson if they were addressing the large political sizes the people are putting up. She asked if the department is making sure they are in compliance with the City ordinances. She said she is seeing some signs that are still up. Mr. Johnson said he had removed some signs. The rest of his comments were inaudible.

Councilwoman Dugger asked for the status of any contract work that the City is doing, along with the dates. She asked the Mayor if a report can be submitted to the Council. She stated that she requested it a few months ago. Councilwoman Dugger also requested information on any liquor licenses that are not up to date. She said she is getting information about liquor licenses that are due. She said if they are due and they are still selling liquor, that is a problem. She asked for a report to be given to the Council of all licenses, contracts, and liquor licenses. She asked that the Council be informed so that they can stay abreast of the situations.

Councilwoman Dugger referenced to the City bills, where the City is paying Hochschild, Bloom and Company. She asked about the status of the final audit report. Mayor Austin informed her that the reports were placed in the Council's mailbox. Councilwoman Dugger asked if an email was sent to say that the audit report was there. The response was no.

She inquired about the bill for the landscaping company. She said she would like to know what the parameters for the bid were that the company won, since it wasn't a public bid. She asked specifically what they were supposed to do. Councilwoman Dugger said if it was to take care of the City Hall and all of the properties around City Hall, she would like to know exactly what they did. She said if they were to clear up or do landscape for City Hall, that was a pretty poor job. Mayor Austin responded with the company did the City Hall, Civic Center, and the Police Dept. Councilwoman Dugger asked if they did something different today because yesterday and last night because it was a mess. Mayor Austin said they were not working today. She said she would like to find out what the bid was for and what they were actually supposed to do.

Councilwoman Dugger reiterated that she previously requested the reports mentioned, a few months ago.

Councilman Wilson said it is great to see the people and hear their concerns. He said it is also refreshing to hear of organizations wanting to partner to make the City better. He said he is definitely open and excited to hear more and move forward with the information Ms. Muhammad presented. He gave shout out to Recreation Dept. He said he attended his first Music in the Park. Councilman Wilson commended the new Director, Willie Brandon, for the outstanding job he is doing as a director of the Recreation Center.

Councilman Wilson asked about a MSD project taking place on Bagley. He said he received some calls from the residents in the area. The area was cleaned up and new grass was planted, but all of the residents are saying that the grass is growing up like weeds. It doesn't match their existing grass. The residents wanted to know who the company was responsible for that work and if they could come back to put a different product down. Jim responded that it was Missouri American Water. They replaced the water mains in the area. Behr construction was the contractor. Jim said he would call them and email Councilman Wilson with a reply.

Councilman Wilson announced the next Music in the Park concert is on August 3rd. He also reminded the public of the election on August 7th. He said there are a lot of important things on the ballot that will change lives locally. He encouraged the public the vote.

Councilman Stichnote said to Jim that people are dumping on Scottsdale Avenue again. He said there was a break-in at the McLaran Garden. He said that he thinks one or two more cameras should be install there. Councilman Stichnote reported two addresses for Koeneman Park. The cell phone GPS gives you the address of 8937 Old Lucas & Hunt. The property registration information gives the address of 2635 Shannon (where the gazebo is located). He said the entrance is located at 8937 Old Lucas & Hunt.

Councilman Stichnote said the police stats are as follows by Wards: 1- 22 crimes (14 larceny); 2 – 20 crimes (10 larceny); 3 – 23 crimes (13 larceny); 4 – 20 crimes (10 larceny).

D. MONTHLY DEPARTMENTAL REPORTS

On the motion by Councilman Wilson, second by Councilman R. Epps to accept the monthly departmental reports, the Council voted all in favor to accept the monthly department reports.

E. REPORTS OF COMMITTEES

1. **Ways and Means Committee** – Councilman R. Epps said the committee met June 25th and it was reported at the last Council meeting.
 2. **Public Works Committee** – Councilwoman C. Epps reported no meeting. Chair C. Epps reported she will contact the committee to get a meeting scheduled.
 3. **Building Committee – no report**
 4. **Park Committee** – Councilman Stichnote reported a meeting on Wednesday, July 18th at 5:30 p.m. He reported those present. They discussed the bids for Koeneman Park. There were eight bids total and Gershenson Construction was the lowest bidder at \$497,000. The committee discussed the bridge. The contractor proposed a cheaper way to do the bridge, which will save \$9,183.65. There was extra cost of \$2,000 to do some drilling in the ground. There will be a public hearing on August 6th at 6 p.m. for Sievers Park. They ran out of time before discussing a walking trail in Lions Park.
 5. **Municipal League** – Councilman Wilson reported a meeting in September at Twin Oak City Hall. The information will be in the newsletter.
- Councilwoman Dugger asked about the Municipal League Conference coming up in September in Branson. She asked Deletra (City Clerk) to get information out to the Council about the conference. The City Clerk responded that the information had been sent.

6. *Planning Commission* – Councilman Stichnote reported a meeting on July 5th at 5:45 p.m. to discuss the re-subdividing of plat for Jennings place III for SWH Investments LLC. The committee voted to approve it. He announced that there are 800 people on the waiting list to move into the development, Jennings.

7. *Policy Committee* – no report

8. *Solid Waste Committee* - no report

9. *Beautification Committee* – no report

10. *Youth Commission* – no report

11. *Senior Commission* – mayor Austin reported that the Senior Commission will be meeting on July 24th

F. Legal Business (Proposed Ordinances)

Councilwoman Dugger raised an issue stating that she noticed that none of the ordinances have the authors listed. She said she spoke with Sam about it. She reiterated that the ordinance was passed, they should have it listed as to who is introducing the ordinance.

Sam said from here on out, he and the City Clerk will make sure the sponsor is listed on the bottom of the ordinance. He assumed responsibility and asked if the council wants to correct it to be inline with the ordinance, they should state who is sponsoring the presented ordinances, upon passage of the ordinance. He said that is how they will address the ordinances presented at this meeting. Not all of the ordinances presented have sponsors, but those that do, the sponsors should be listed upon final reading.

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AMENDING SUB-SECTION (C) OF ARTICLE II, DIVISION 1, SECTION 2-30 – DECORUM- PROHIBITING RECORDING DEVICES.

First reading: On the motion made by Councilman Terry Wilson, seconded by Councilman Rodney Epps the following bill was introduced:

Bill # 2535 - AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AMENDING SUB-SECTION (C) OF ARTICLE II, DIVISION 1, SECTION 2-30 – DECORUM- PROHIBITING RECORDING DEVICES.

Second reading: On the motion made by Councilman Rodney Epps and seconded by Councilman Terry Wilson

The bill became ordinance #2477 by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, Carol Epps, ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

Bill sponsored by: Policy Committee recommended to the Council

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

First reading: On the motion made by Councilwoman Francine Dugger, seconded by Councilman Terry Wilson, the following bill was introduced:

Bill # 2536 - AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS.

Second reading: On the motion made by Councilman Rodney Epps and seconded by Councilman Terry Wilson

The bill became ordinance #2481 by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

Bill sponsored by: Missouri State Statute 105.485.4 requirements by state statutes: 105.487 deadline which requires this action to be done by Sept. 1, 2018.

3. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, ADDING ARTICLE IV SECTION 402.2.5 PERMITTING RESIDENTIAL AND COMMERCIAL PROPERTY OWNERS TO UTILIZE TARPS ON EXTERIOR ROOFS FOR A PERIOD OF ONE YEAR UNDER CERTAIN CIRCUMSTANCES.

First reading: On the motion made by Councilman Rodney Epps, seconded by Councilman Terry Wilson the following bill was introduced:

Bill # 2537 - AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, ADDING ARTICLE IV SECTION 402.2.5 PERMITTING RESIDENTIAL AND COMMERCIAL PROPERTY OWNERS TO UTILIZE TARPS ON EXTERIOR ROOFS FOR A PERIOD OF ONE YEAR UNDER CERTAIN CIRCUMSTANCES.

Second reading: On the motion made by Councilman Rodney Epps and seconded by Councilman Terry Wilson

The bill became ordinance #2482 by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

Bill sponsored by: Policy Committee recommendation to the Council

4. AN ORDINANCE APPROVING THE RE-SUBDIVISION OF A TRACT OF LAND BEING LOT 3A-1 OF RIVER ROAD PLAT NINE RECORDED IN PLAT BOOK 364, PAGE 144 LOCATED IN U.S. SURVEY 1913, TOWNSHIP 46 NORTH, RANGE 7 EAST, CITY OF JENNINGS, ST. LOUIS COUNTY, MISSOURI AS SHOWN ON EXHIBIT A WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

First reading: On the motion made by Councilman Rodney Epps, seconded by Councilman Terry Wilson the following bill was introduced:

Bill # 2538 - AN ORDINANCE APPROVING THE RE-SUBDIVISION OF A TRACT OF LAND BEING LOT 3A-1 OF RIVER ROAD PLAT NINE RECORDED IN PLAT BOOK 364, PAGE 144 LOCATED IN U.S. SURVEY 1913, TOWNSHIP 46 NORTH, RANGE 7 EAST, CITY OF JENNINGS, ST. LOUIS COUNTY, MISSOURI AS SHOWN ON EXHIBIT A WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

Second reading: On the motion made by Councilman Rodney Epps and seconded by Councilman Terry Wilson

The bill became ordinance # 2483 by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

Bill sponsored by: Planning Commission recommendation to the Council

5. AN ORDINANCE APPROVING A FORGIVABLE LOAN PROGRAM FOR THE AREA IDENTIFIED AS REDEVELOPMENT PROJECT AREA 8 IN THE JENNINGS EAST SIDE REDEVELOPMENT AREA TAX INCREMENT FINANCING REDEVELOPMENT PLAN

First reading: On the motion made by Councilman Rodney Epps, seconded by Councilman Terry Wilson the following bill was introduced:

Bill # 2539 AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AMENDING SUB-SECTION (C) OF ARTICLE II, DIVISION 1, SECTION 2-30 – DECORUM- PROHIBITING RECORDING DEVICES.

Question: Councilwoman Dugger asked the Mayor to provide insight on the proposed ordinance and why she was asking the City to forgive the Tax Increment Financing Loan.

Mayor Austin explained this ordinance was addressing a part of the audit, which stated that the City had money sitting in the TIF that should have been used over the years. She explained the area includes the redevelopment along 367, which starts at the auto sales business to St. Cyr. Those are the only businesses able to benefit from this program. Mayor Austin asked Mark Spykerman, Attorney with Gilmore and Bell, to explain more of the program.

Mark Spykerman stated that he assisted the city with this program. He passed out information about the program to the Council. He stated that in 2002, the City created the Jennings East Side TIF District. There were eight project areas. He provided a map showing the area locations. He explained the City activated TIFs in areas: 1, 7, 8. The proposed program is only a referencing area eight. He explained the moneys from the TIF have been accumulated in a special allocation fund for the city. Those funds are "use it or lose it" dollars. They were designated, when the redevelopment plan was adopted in 2002, to be used for upgrading commercial development in the stretch of Lewis and Clark Blvd. They can't be used for anything else. Mark said Mayor Austin asked him to look into a way to use the funds to upgrade commercial properties. He proposed the Forgivable Loan Program. Mark said there were other options, which included doing a straight grant, but the idea was to have the loan program to pay for physical improvements to the properties, redoing parking lots, HVAC, roof repairs, as long as the property owner, over the course of five years, continue to pay their taxes on time and maintain their property, the loan would be forgiven and written off. Mark said the hope is that all of them are written off. We want them to improve their property with the money and maintain their property in good shape so that it is forgiven. If for some reason they don't, it will be a loan that is not forgiven, and they would have to pay the loan back. Mark said one the conditions of the loan would be an easement. That would allow the City to, in the future, consider some type of uniform landscaping improvements along that stretch. That would be eligible under the TIF.

Mark said if the ordinance is approved, property owners would apply to the City, city staff would approve request up to \$10,000. Anything over \$10,000 would have to come to the City Council for approval. There are some safety procedures included. The City will pay bills directly to the contractor for the improvement work. It will not be given to the property owner to give to the contractor. The property owner will give bills, proof of completion and lien waivers to be submitted for payment.

Councilman Epps asked about the facade loan/grant. Can the City require them to look similar? Mark responded with, yes. Councilman Epps asked what properties are benefiting. Mayor Austin said it includes the barber shop, Dollar General, car sales, donut shop, those being neglected. Councilman Epps asked if it included the strip mall by the service station. Mayor Austin said no.

Councilwoman Dugger asked about the information about the City paying the contractors and not paying out to the business owners, she requested that the Council gets reports on who has been awarded the loan and something that reports the progress. Mayor Austin said Mr. Johnson will include it in his monthly report.

Mark said the City will get to say which contractors are used, so the property owners don't make poor choices.

Second reading: On the motion made by Councilman Rodney Epps and seconded by Councilman Terry Wilson

The bill became ordinance # 2484 by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

Bill sponsored by: Mayor Austin

G. UNFINISHED BUSINESS - none

H. NEW BUSINESS

1. Approval of a Special Event Permit for People United for Christ Church - Back to School Event

On the motion made by Councilman Terry Wilson, seconded by Councilman Allan Stichnote to approve the special event permit for the People United for Christ Church's Back to School event, the Council voted all in favor of the approval.

2. Approval of a Special Event Permit for St. Louis County Police Athletic League (P.A.L.) Peace Parade of Jennings

On the motion made by Councilman Rodney Epps, seconded by Councilman Terry Wilson to approve the special event permit for the St. Louis County Police Athletic League Peace parade of Jennings event, the Council voted all in favor of the approval.

3. Approval of a Special Event Permit for City Gear LLC - Tent Sale (8/1-8/6/18)

On the motion made by Councilman Terry Wilson, seconded by Councilman Allan Stichnote to approve the special event permit for the City Gear Tent Sale for August 1- 6, 2018, the Council voted all in favor of the approval.

4. Approval of a Special Event Permit for City Gear LLC - Tent Sale (8/30-9/4/18)

On the motion made by Councilman Terry Wilson, seconded by Councilman Allan Stichnote to approve the special event permit for the City Gear Tent Sale for August 30 - September 4, 2018, the Council voted all in favor of the approval.

5. Approval of the monthly bills for payment

On the motion made by Councilman Rodney Epps, seconded by Councilman Terry Wilson, to approve the payment of the monthly bills.

Councilwoman Dugger wants to remove the landscaping bill. She had concerns about work of the landscapers and requested to see the bid that was received from the landscaping company before the company is paid. Councilwoman Dugger asked if there was a way to pull some of the bills before they are paid. Mayor Austin asked Councilwoman Dugger which bills she wanted to pull. It was concluded that University City (landscaping) was the vendor bill she wanted pulled. Councilwoman Dugger asked to hold off on paying them until the Council saw the process. Jim replied with there were three competitive bids for the work at the police dept, Civic Center and City Hall. The vendor selected was the one agreed upon to do the work.

Councilwoman Dugger said the process was talked about last month and she said it wasn't a public bid, and the Council didn't have the information. She wanted to see what was in the bid sheet of the work to be done, because based upon what is seen at City Hall, she can't image that the work was done as stated in the bid specs. She said she is opposed to paying for something like that.

Jim explained what the vendor was hired to do. He said they pulled the weeds at all the sites and mulched. Councilwoman Dugger told Jim that he knows what weeds look like and they are growing up and down the steps, and they are in front of the City Hall.

The Council voted for the approval of paying the bills by the following roll call vote of the councilmembers voting in favor: Allan Stichnote, Terry Wilson, Carol Epps, Rodney Epps; Opposing: Francine Dugger, Phyllis Anderson; ABSENT: Miranda Jones, Julia Roberts; none abstaining

Councilwoman Dugger asked if she could still receive the bid information, although the motion passed. Mayor Austin said she would provide her a copy.

6. Motion for closed session, Legal and Personnel (RSMO 610:021-1,3)

On the motion made by Councilwoman Phyllis Anderson, seconded by Councilwoman Francine Dugger, to approve a closed session for legal and personnel (RSMO 610:021-1,3), the Council voted in favor by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, and Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

I. MAYOR'S REPORT

Mayor Austin reported that the new Finance Director and Recreation Specialist will start on July 24th.

She announced there are over 730 lawns that the City is trying to keep cut. This includes the City of Jennings, St. Louis County, and privately-owned lots. The City Council will be getting training on the MyGov system on Monday, August 13th at 6 p.m. She agreed to schedule a second training if needed.

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

1. Personnel (RSMO 610:021-3)

Recreation Center Administrative Assistant

On the motion made by Councilman Terry Wilson, seconded by Councilman R. Epps, the Council voted to approve the recommendation of the Recreation Director, Willie Brandon, to hire Yukia Brockman as the Recreation Center Administrative Assistant, pending the passage of all pre-employment testing. The Council voted in favor by the following roll call vote of councilmembers: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, and Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

Corrections Department – Corrections Officer

On the motion made by Councilman Terry Wilson, seconded by Councilman Allan Stichnote, the Council voted to approve the recommendation of the Corrections Lieutenant, Lt. Eugene Neal, to hire Jaleel Johnson as a Corrections Officer, pending the passage of all pre-employment testing. The Council voted in favor by the following roll call vote of councilmembers: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, and Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

On the motion made by Councilman Terry Wilson, seconded by Councilman R. Epps, the Council voted to approve the recommendation of the Corrections Lieutenant, Lt. Eugene Neal, to hire Lucresha Sutherland as a Corrections Officer, pending the passage of all pre-employment testing. The Council voted in favor by the following roll call vote of councilmembers: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, and Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

Building Department – Code Enforcement Inspector

On the motion made by Councilman Terry Wilson, seconded by Councilman Allan Stichnote, the Council voted to approve the recommendation of the Director of Housing and Ec. Dev., Henry Johnson, to hire Corey Reed as a Code Enforcement Inspector, pending the passage of all pre-employment testing. The Council voted in favor by the following roll call vote of

councilmembers: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Rodney Epps, and Carol Epps; ABSENT: Miranda Jones, Julia Roberts; none opposing nor abstaining.

K. ADJOURNMENT

On the motion made by Councilwoman Carol Epps, seconded by Councilman Rodney Epps, to adjourn the meeting at 9:44 p.m., the Council voted in favor by the following roll call vote of councilmembers: Allan Stichnote, Francine Dugger, Phyllis Anderson, Rodney Epps, and Carol Epps; ABSENT: Miranda Jones, Julia Roberts, Terry Wilson; none opposing nor abstaining.


Yolanda Austin, Mayor

ATTEST:


Deletra Hudson, City Clerk

