



Minutes of the City Council Regular Meeting
Jennings City Hall
August 26, 2019
Public Hearing & Regular Council Meeting 7:00 p.m.

The two thousand three hundred ninety fifth meeting of the Jennings City Council was held on Monday, August 26, 2019 at 7 p.m. at Jennings City Hall.

A. PUBLIC HEARING

1. *Petition to rezone property to change zoning district from R1 to R3 to allow 120 bed nursing facility at 9201 Lewis & Clark. Petitioner: Sadaf Summer Chaudhry, MD - owner*

Mayor Austin opened the public hearing to start at 7:00 p.m. She asked if there was someone present speaking for the petition. Sadaf Chaudhry spoke on behalf of the petition. She stated that she comes from a family of physicians and nursing home owners. She stated that the first step in their project is zoning and hope to bring at least 60 full time jobs to the community. Mayor Austin asked if there was anyone else speaking for the project. There were no responses.

Mayor Austin asked if there was anyone speaking against the petition. Several members of the public made comments.

- Yolanda Pendleton asked about the statistics of the family history of nursing homes that they already own. Chaudhry said they own two skilled nursing facilities and two residential care facilities in Missouri: Country Haven Boarding Home in Farmington (since 1999 or 2000); Fountain Blue nursing facility in Festus has been in operation for about 15 years; Spring Manor on Palm Street in St. Louis City for about 3 years.
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- Another resident asked if any of the facilities have been cited by the state. Response: They may have received citations, but nothing that has caused a loss of licensing by the State.
- Another representative with the Chaudhry team approached the mic to answer questions of the public. He stated he works at the nursing home and was prepared to answer questions.
- Another question was asked from the public about whether the citations were for patient care. The response was that they were for building care.

Councilman Dugger asked if their company was listed with Better Business Bureau. The response was that the company were members in Farmington and Festus, but not St. Louis City. Councilwoman Dugger replied to the company that they would be a member wherever they are located, and she didn't see them listed with the Better Business Bureau. She said the complaints would probably go to the Better Business Bureau. The gentleman representing the company said that all nursing home complaints go to Wise. He also gave the name of three facilities currently in operation.

Councilman Epps confirmed that the facility would be a new construction. He asked how long it would take to construct the building. The response was approx. 6-9 months, after all the licenses have been in place.

Councilwoman Dugger asked if there was any information that the council could review to look further into the company's background. The representative stated his background and informed the Council where they could find the information with the State of Missouri. She said there was nothing brought up about that in the Planning Commission meeting. The citizens want to know the reputation of the company. She stated that The City should be given time to look at the background.

Sam Alton, City Attorney asked if any of the licenses have been suspended by the State. The response was never.

Councilwoman Dugger interjected with saying that doesn't mean that there have not been any complaints.

The representative said there will always be complaints, but the complaints aren't from the residents; they are from the surveyor and State of Missouri. They haven't had any negative consequences on the company.

Ms. Pendleton asked again about the types of building complaints the company received. He explained the type of complaints received, which included cleaning and painting. The complaints came from the surveyors of the State. They pertained to maintenance.

There were no additional questions nor comments. The public hearing was closed at 7:10 p.m.

2. Petition for Condition Use Permit to operate a car wash & detail shop at 6518 W. Florissant in the C-2C zoning district Petitioner: Ramehl Walker, owner

Mayor Austin opened the hearing at 7:11 p.m. She asked if there was someone present to speak for the petition. Mr. Ramehl Walker spoke for the petition. He explained that the car wash will give discounts to city officials and residents. Open 7 days a week, 365 days 9 a.m.-5 or 6 p.m. located at W. Florissant and Hamilton.

Sam explained that no discount nor special treatment can be given to any city officials. Mr. Walker stated that he wasn't aware of that. He stated that he would be open during the winter.

Councilman Epps asked how many cars can they handle without blocking the street. Mr. Walker explained there is room in the back of the building to fit three cars and two cars can be in the bays. So that the traffic will not be on Hamilton.

There was no one present speaking against the petition. Mayor Austin closed the hearing at 7:13 p.m.

3. Amending the zoning code relating to medical marijuana and related uses and adding certain fees and conditions relating to same.

Mayor Austin opened the hearing at 7:14 p.m. Sam Alton spoke to explain that the proposed ordinance was forwarded from the Planning Commission. He explained the Missouri Legislature, Missouri Constitution, Missouri Health and Senior Services has legalized medical marijuana dispensaries. He explained there are many laws that prevent this from becoming recreationally used or unpleasant situations for cities. Many municipalities are passing ordinances in line with Missouri State laws for the dispensaries of medical marijuana. He referenced the ordinance and its regulations to safeguard the city by adding more strict guidelines. He said a lot of cities are passing the ordinances. He said if the City of Jennings doesn't pass the ordinance, someone else will.

Cory Elliot spoke for the proposed ordinance. She stated that she is on a couple of teams to help bring three different types of businesses to the area: dispensaries, cultivation centers and manufacturing. She said she also spoke with Planning and Zoning. She stated the zoning presented has been passed by St. Louis City, St. Louis County, Dellwood, Wentzville, St. Charles County and O'Fallon. She referenced that Colorado has estimated \$1.2 billion in sales tax from the medical marijuana. Ms. Elliot said the medical marijuana is being used to treat diseases, particularly those affecting African American communities. She is with a group looking to put a dispensary in Jennings. The group she is representing is a healthcare provider and has been in an inner-city community for over 30 years. They are now only looking at locations in St. Louis City and County, with the focus, primarily, on African American communities where they can provide affordable medical marijuana to the communities. She listed some of the ailments that the medical marijuana could treat. Their applications have been turned in with over 2100 applications submitted to the State, which surpassed the 300 applications estimated by the State to be received.

Sam added that the security is controlled and detailed. He explained that there are odor controls, property distance controls and how close they can be to schools. All done in an effort to make the dispensaries as safe as possible.

Councilman Epps asked again for the three different types of medical marijuana businesses. Ms. Elliott explained: (1) the cultivations business is where you grow it, (2) manufacturing business is where it is converted into products such as gummies, (3) the dispensary business is where you sell it to people with the cards. He emphasized that Jennings is proposing to have the dispensary.

Councilman Johnson asked what the expected impact will be on the City's sales tax revenue. Ms. Elliott stated that it is based upon how the city taxes the business. She did say that it could be profitable for the City.

Councilman Epps confirmed that the people would also have to have a prescription from the doctor.

Ms. Elliott explained that it is a verification process to enter the dispensary, which is done by their security team so that it doesn't get into the illegal market. People visiting must go to the doctor to get a prescription. She compared it to CVS or Walgreens. She said they will be selling medical marijuana in CVS or Walgreens within the next 10 years.

A resident asked why this couldn't be put on the ballot for the citizens to vote, and why does it have to be in their neighborhood. She compared it to the liquor stores and expressed concerns that the city is dealing with enough issues in the community. She asked if the vote could be put on the ballot.

Mayor Austin responded with that is not the process in place at the time.

Another question from the public was an inquiry regarding the location of the dispensary. She asked where it would be located.

Ms. Elliott state that the location could not be disclosed due to a non-disclosure agreement with the owner. The person inquiring from the public stated that she would not want it in her neighborhood. Ms. Elliott stated that she understands the public concerns. She explained that she was a hospital administrator with SSM for 17 years and this process is no different than going to a clinic or physician's office. She encouraged the public to do their research. She said it is legal in other states, medical and recreational. They have seen crime go down, revenues increased and invested in schools and roads.

Sam interjected that medical marijuana was on the ballot for the State of Missouri. Voters in the State of Missouri voted to legalize medical dispensaries for marijuana in the State of Missouri. Now the State is trying to decide where the dispensaries are going to go in St. Louis County and St. Louis City. He stated that they will be going somewhere. He said St. Louis City and County have moved to decriminalize medical marijuana. He reiterated that this is medical marijuana that you can only get with a prescription. He said you would go to the doctor, if you suffer from pain, then you will get the prescription and then you can get the medical marijuana. This is not somewhere that someone can go to the dispensary to buy marijuana to just smoke it and sit around all day. He said this is very different. He said it's going to be legal and the only question is, where the businesses are going to be located and who is going to reap the economic benefit. Sam said the areas where the dispensaries are located have shown that the criminal statistics have not gone up.

Yolanda Pendleton asked is it fair for it to be stated that they do not know the location of the dispensary, she said it could be located on the corner of her street. Sam responded that they will not be located in the residential areas. Ms. Elliott stated that they must be zoned in commercial industrial locations. None are in residential areas. She said what they are trying to do is remove the 1000 feet from churches requirements. Due to the number of churches in the State of Missouri, proposed business owners were having difficulty finding locations. Ms. Pendleton asked about the requirement for schools. Ms. Elliott responded with she knows that St. Louis City and St. Charles County included schools. What they were finding is that schools are not near heavy industrial areas. Schools have not been as much of an issue as the churches.

Another member of the public said she understands that it is coming. She said that since it is coming, should the community open the doors and let it in. She said oxycodone is legal and there are a lot of drugs that are legal. She stated that she is a social worker (didn't give a name). She continued to say that we are dealing with a lot of addictions. She understands it is a business and it can help with cancer and glaucoma. She expressed concerns about this being the beginning of then everybody will be having a card. She said anybody can fake it and get a card, including her. Then you have kids affected. Then what happens? She expressed again that Jennings may need the money but why does it have to be here. She said the community is dealing with enough crime now, then we will have to deal with this. She said she can't get a speed bump. She has people shooting into her house and she is not on the same street. Now we are bringing in marijuana and it is problems.

Another resident spoke and said she is an RN and she doesn't know of any disease that marijuana cures as previously stated. As soon as you stop it, you get the symptoms right back. It only treats the symptoms. She stated that in her opinion it doesn't need to be in Jennings at all because the city has a hard-enough time enforcing the ordinances currently on the books. She added in agreement with the social worker, that just because people have a prescription, doesn't mean it is a legitimate prescription. She said people have forged those things. She stated that the police have enough trouble monitoring the theft of Tide, Gain, cigarettes and alcohol.

Sam said keep in mind that the State of Missouri has legalized medical marijuana dispensaries. He said that no one is saying that smoking marijuana medically is the cure for anything. He stated that in cases when people are dealing with pain, for conditions like cancer and others, it does help. Sam invited the law enforcement officers present to speak on whether they thought the legalized medical dispensary will raise crime in Jennings. Sam said he didn't think it would.

Councilwoman Dugger interjected and said to Sam that unless his opinion is a legal opinion, is not what the residents are asking for. Sam said what he stated is his legal opinion. She stated that Sam said, "he thinks". Sam responded that it was his legal opinion and a fact. Sam said he would like to hear from Sgt. Perez, or any of the officers' present, on whether they think that a legalized medical dispensary has anything to do with the rising crime statistics in the City of Jennings. Sgt Perez responded and said he had not looked into it and wasn't comfortable giving his opinion. He said he would do his research and come back at the next meeting with an educated opinion. Sam asked if he would have any safety concerns if there is a medical dispensary in Jennings. Sgt Perez said he has heard that the security is like Fort Knox. They hire off duty police to conduct extra security. He said he hasn't heard of anything, countrywide, happening at the dispensaries. Councilwoman Dugger said one of the residents is saying that there are a number of drugs and police are inundated with calls and trying to stop the opioid epidemic. She said a lot of us are not aware of how to deal with that. There is a huge problem with that, which is a legal drug. They (police) may not know what's going to happen with the marijuana dispensary, but they do know what's happening in the streets with Opioids. They are having to use Narcan to revive people and people being in the cars and on the streets. She said there are a lot of things going on with Opioids. People are getting killed over the drug issue. She said she hears what the residents are saying, and she hears what Ms. Elliott is saying with the city bringing in revenue. She stated that the Council wants to bring in revenue, but not all revenue is good revenue. Councilwoman Dugger questioned legal by stating that Sam said that "we" put this ordinance together. She said, at the Planning Commission Meeting, she did not hear any of what is in the ordinance discussed with the Planning Commissioners. She said it states that it is being forwarded by the Planning Commission but none of the questions were asked about any of the information in the ordinance. She said when we talk about bringing an ordinance to the council that is six pages and it is supposed to come through the Planning Commission, she said none of this was talked about. The people at that meeting would have been able to absorb the information if it was discussed. She stated that Legal Counsel said "we" put this together. She asked who was the "we".

Sam said he put together the ordinance for amending the zoning code that would allow the dispensary to come to Jennings. He said he doesn't know what the Planning Commission reviewed. Councilman Johnson said that Councilwoman Dugger said this information wasn't discussed in the meeting. He clarified what was discussed in the Planning Commission meeting, which included security, revenue, location and putting stipulations on it to make sure it went into nonresidential areas (industrial areas only). He said he was sure the Planning Commission talked about this.

Mayor Austin asked if there were any additional questions. Councilman Epps stated that he hopes that he speaks for everyone on the Council when he says the last thing that they care about is the revenue. He wouldn't vote to have it just for extra tax money. He hears that people are concerned that it will boil over and end up in the streets. He said the officer discussed security and the off-duty police hired to work in the places (dispensaries). He said we are discussing medical, not recreational. Recreational is not legal in the State of Missouri. We talked about revenue, which we can throw out of the window. We have to wait to see if medical outweighs anything else and do we have security in place to make sure it doesn't boil over into the streets. Opioids are on the streets. He said heroin has been on the streets forever and it didn't come out of people's bathroom medicine cabinets. He summarized that it would be used for medical use only, you will need a prescription, it won't be in a residential area, security, is it going to boil over into the streets; those are the things he is thinking about.

Ms. Elliott asked if the Council wanted her to speak about the security. She said the information may or may not alter some fears about security. Mayor Austin responded "Yes". Ms. Elliott said the State of Missouri is very clear on security. She said she has written nine applications for dispensaries. She explained every product has a seed to sale tracking that goes directly to the State. People who are familiar with healthcare and can think about drug diversion, if there is drug diversion. There is a process that goes with this. Each location has two security teams working together to provide inside and outside video monitoring, which is a requirement of the state. All dispensaries are required by the State to have a security manager at each location. Her applications state that the security manager will either be retired or off duty police officers or former military. There is a specific lighting plan in areas where this is a community development organization. She said they are working with the groups to make sure they are tied in with their security systems. They are also making sure that their systems feed into the local police departments. The video monitoring will feed into their phones, in addition to the security manager and teams. They will see things in real time. Anyone working at the facilities will have security badges that identify where they can go in the facility. This is also a requirement of the State. They are swiped in. Anyone entering the facility for purchases, must have a card, that they received from a physician, to be swiped in or they must be accompanying someone with a card. Minors are not allowed on site at the facilities. She continued to say that if you have epilepsy, the care giver has to come to get the medical marijuana to stop the seizures. They are not concerned about it getting into the community or hands of minor. She addressed the crime concerns by stating that when people have jobs and money, they are not hitting people upside the head. She also addressed the Opioid epidemic. She said medical marijuana is being tried in other places. The group that she wrote the application for has a methadone clinic. They got involved to understand the effects of marijuana as an alternative to be used to help people who are addicted to opioids. She referenced a comment made by someone in the audience who said his wife had lung cancer and the doctor would have prescribed medical marijuana for her if it was legal in the State of Missouri.

Councilwoman Owens stated she doesn't know much about what is being stated. She trusts what is being stated but would like to do her own research. She asked if there could be a seminar to educate the residents about their concerns before there is a decision made. People may feel more comfortable with making a decision regarding something that affects the people. She said it sounds like we may not know the types of effects it would have. She said people should be more educated. Ms. Elliott said the State website will be a good resource for research to review the legislation, the disease, physicians, and types of people with cards. Councilwoman Owens said people should be more educated and clarified by saying that the she doesn't think that people doubt its use. The concern is the affects it would have on the people (community) due to the cleverness of people, even when you discuss security.

Councilwoman Dugger asked Ms. Elliott did she know about the investors, and who is investing in these types of facilities. She asked if they were regular residents like us, who can put in a certain amount of money because she has been hearing that. Ms. Elliott said the State of Missouri requires that 51% of ownership must be State of Missouri residents, so that big box companies can't come in to take over the market. She said this particular team was approached by a bigger company who offered millions of dollars for a deal. Their teams were not interested in the offer, because of their interest in providing medical marijuana to particular types of communities.

Councilwoman Dugger asked if the people in the community could invest. Ms. Elliott said they could have but the applications have been turned in and the process is completed. Councilwoman Dugger said that's the thing. She said she thinks the people are saying that they want more

information. She said she agrees with Councilwoman Owens for about that. She also said revenue is a part of it. She confirmed with Ms. Elliott that she led off with saying that revenue is a big part of it. Ms. Elliott replied that revenue is important. She would think that as a city, having new revenue streams and access to health would be something on the agenda. Ms. Elliott stated that she was a hospital administrator for 17 years and there are significant health disparities in this community and surrounding communities.

Mayor Austin thanked Ms. Elliott and closed the public hearing at 7:43 p.m.

B. Regular Meeting

Prior to calling the regular meeting to order, Mayor Austin requested a moment of silence for the family of the State of Illinois State Trooper from the Waterloo, IL, Nick Hopkins, along with a list of young victims who have been killed during the period of March 11 - August 25, 2019.

1. **Call to Order** - The regular meeting was called to order at 7:46 p.m.

2. Roll Call

A quorum was established for the meeting by the following roll call vote of council members present Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Gary Johnson, Rodney Epps, Aja Owens.

The following council member(s) was absent at roll but arrived at 8:00 pm: Miranda Jones.

Also, Present: Yolanda Austin, Mayor; Samuel (Sam) Alton, City Attorney; Deletra Hudson, City Clerk; Henry Johnson, Director of Housing and Economic Development; John Geasley Jr., Corrections Lt.; Willie Brandon Jr., Recreation Director, James (Jim) Maixner, Public Works Director of Streets and Parks; Sgt. Luis Perez, St. Louis County Police Department.

3. Approval of the Agenda

There was a motion made by Councilman Wilson and seconded by Councilman Stichnote. Councilwoman Dugger raised a question regarding the agenda item under section F - Legal #5. She expressed concerns with the City Attorney about the item in reference to real estate being on the agenda under Legal and not in closed session for discussion. She asked Sam if there was a reason why it would be at that place on the agenda, if it is dealing with real estate. She said we have done it before in closed session. Sam replied that it is a general purchasing ordinance. If there is no legal dispute and real estate transaction, there is no reason for it to be in closed session. She told Sam "No" and continued with that they usually talk about any real estate issues, if they are going to present an ordinance or looking at the properties. They usually discuss them as one of the closed session items, which includes legal, personnel and real estate. She asked why it would be on the agenda for tonight. Sam said because someone placed it on the agenda, and it is not in closed session. He said the legislation has to do with acquisition of properties from St. Louis County. But if the council wants to deal with it in the closed session, it can be done in closed. Councilwoman Dugger said it is a real estate issue that normally goes into closed. Sam said not every real estate issue has to go into closed.

Mayor Austin called for the vote of all in favor. Councilwoman Dugger opposed. The agenda was approved by the following roll call vote of council members voting in favor: Stichnote, Wilson, Anderson, Johnson, Epps, Owens; Dugger opposed; Jones was absent; none abstaining.

Councilwoman Dugger asked the City Attorney to put something in writing on what the Council can go into closed session for and what can and cannot go into closed session. She said if there is something that is outside of personnel, legal and real estate, that can be done on the floor. The question has been asked before. What items can be discussed on the floor.

4. Approval of the regular meeting minutes from the July 22, 2019 Council meeting.

On the motion made by Councilman Wilson and seconded by Councilman Epps, the council voted all in favor to approve the meeting minutes from July 22, 2019.

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS AND REQUESTS

1. Comments by public

- **Amber Holt - no comment**
- **Monti Hill, 4190 Sacramento Ave. St. Louis City**, introduced herself as a member of the NLF (Neighborhood Leadership Fellow) who is focusing on the Promise Zone and areas getting economically disenfranchised. She was invited by Councilman Johnson to speak to the residents. She came to speak on the topic of corner stores in neighborhoods. Her initiative focuses on health and wellness. The corner stores bring negative elements such as crime, drug activity, prostitution and loitering comes from the corner stores. She spoke on there being no policy for getting trash picked up, high posters on alcoholic beverages or being less than 20 feet from a school. No one is talking to the residents to hear their concerns. She stated that most residents are concerned about their safety, feel intimidated going into the stores, food with no prices and asking prices, ADA accessibility, and more. She asked to be invited to the community meetings to speak to residents about their concerns in an effort to get a community led policy. Mayor Austin stated that the city will get with Councilman Johnson.
- **Ophelia Roberts, 1943 Hildred Avenue**, resident for 46 years. Recently damaged new car on potholes in the streets. Wescott Ave was demolished about a month ago and there have been no repairs since. The residents are having to dodge holes. She wanted an update on the street repairs of Wescott. Jim Maixner informed the public that the plan was to pave Wescott and Westchester at the same time. They had a problem with the sewer lateral on Westchester, then the rain became a problem. He said the crew was going out to start filling the holes to start preparing for paving. He agreed to start paving Wescott within the next week, but he promised to make it passable on the next day. Ms. Roberts spoke of a house next door to her that was vacant. It has been a problem with the tall grass, rodents, snakes and possums. She thanked Councilman Wilson for addressing the issue in July, but she said the problem is back. She asked for some assistance. Jim said he and Mr. Johnson already promoted the property to be addressed for cutting.
- **Teresa Lowman, 5513 Belridge Ct**, asked the Mayor if the council members have to follow the same ordinances as residents. Mayor Austin said she was correct. Mrs. Lowman said there was a council member who has several nuisances and is not abiding by the ordinances. There is a large tree down, debris, dog cages and trash everywhere on his property. She said council members should not be exempt from the ordinances. Mayor Austin asked if she reported it to the Building Dept. Mrs. Lowman said she would. She also reported a pipe sticking out of the street at Emma and College at the stop sign. She said she left messages. She expressed concerns about someone popping their tires or a collision happening as a result of the pipe. She asked was it appropriate to discuss things at Ward Meetings that should be brought to the Council. Mayor Austin said she is sure the council members would encourage you to speak on your concerns so they can address them. She asked if it is the place where council members bash the police officers. She commended St. Louis County for their work. She said council members should not bash them.
- **Cory Elliott - no comment**
- **Troy Curtis, Moses Dickson Lodge 187 Prince Hall Mason of Missouri**, announced the Prince Hall Parade is scheduled for Sunday, September 8th in Jennings MO. Assemble at noon at Jennings Senior High School. The Parade starts at 1 p.m. and will travel through the city to end back at Jennings Senior High School. Following the parade, there will be a brief program at the New Northside Conference Center located at 5939 Goodfellow. He invited Mayor Austin and the members of the Council to be guest marshals in the parade. He extended thanks from Lodge 187 to everyone who participated in the Free Back to School Haircuts they sponsored on August 18th. They gave haircuts, school supplies, backpacks and face painting to the children. It was a great event. He hopes to do it again next year in the City of Jennings. Mr. Curtis announced that the Lodge will be giving college scholarships to Missouri resident high school seniors. He invited the public to contact him if they want to learn more about what the Prince Hall Masons do. He provided his phone number as 314-574-0307.
- **Jane Brown, 2328 Ada Wortley**, shared with the Mayor and Council the consistent good comments she heard about the local business, STS Car Care, while attending the company's customer appreciation day. She thanked Steve and expressed her appreciation for the services he provides to the City of Jennings.
- **Yolanda Pendleton, 7026 Minnie Avenue**, asked if there was a decision made on what will be done with the median on Jennings Station Road as you exit Highway 70. Jim responded that they will remove everything in the median and start over with something that would require less maintenance. She also informed Jim that the grass at Jennings Station Road and Minnie is getting tall again where it can obstruct the view of turning off Minnie.

- ***Marietta Beck, 5476 Hodiament***, said she has been patient by calling the Building Dept. speaking with Corey and Margie regarding trash in the area. She has been working one complaint since last November. There has not been any resolution to any of her complaints. She said Officer Meadows responded to a call that she made when she witnessed someone throwing trash in a yard behind hers. He went through the trash to find out who it belonged to. Her ongoing issue is with 5479 Hamilton. It is occupied and the resident doesn't put her trash in containers with lids, so when she empties trash the dogs get into it and it ends up on the streets. She said when she spoke to Corey about the ordinance regarding tight fitting lids, he wasn't aware of an ordinance. She stated that when she was on the council, 25 years ago, the ordinance was in effect. She referenced ordinance #36.407 which states tight fitting lids. She reported that the resident is also leaving trash by her back door. She now has a mattress and box spring behind her shed, which has been there since the spring. She expressed frustration with living with these issues. She went on to state that 5477 Hamilton was being rehabbed. But a month ago, they stopped working and left debris in the yard. She says she heard hammering at the address this evening, but for four months nothing has happened. There is a mattress and small pieces of furniture at 5463 Hodiament. There is a sofa in the front yard of 5457 Hodiament. There is a TV and other debris at 5411 Hodiament, which is owned by the City. She commended A Caring Plus Foundation for taking care of their properties 5401, 5403, 5405 Hodiament. She thanked Steve Porkorny and Officer Graham for responding to a complaint about a car in the alley.
- ***Ollie Crate, 9221 Cozens***, she asked Mayor Austin if the Council was still considering the petition for a supermarket at the corner of Cozens and Hall Ferry. Mayor Austin responded by stating that it was not on the agenda.
- ***Pat Taylor, 9257 Catalina***, commended Councilwoman Dugger and whoever else was involved with helping to get the fence repaired behind the Walgreens. She thanked them for doing a good job.
- ***Marko Whitlock, prior 5337 Fletcher***, informed the council that he and his family were wrongly evicted from 5337 Fletcher by an attorney/ their landlord named Matthew Chase. He said they did what they were supposed to do and paid Matthew Chase all the money owed to him. However, he managed to get a wrongful eviction for them. He stated that they took all of his families clothing and belongings and locked them in the house while he was at work. He expressed frustration with how Matthew Chase continues to treat people this way. He said there are rules for the landlords, but nothing for the tenants. He said the hard-working people who are trying to support their families are being treated wrong by Mr. Chase. He asked the City to do something to stop Mr. Chases from treating people the way he did them. Mr. Whitlock talked about how difficult it is to find housing after you have an eviction on your record. He again asked for help with dealing with Mr. Chase.

Sam said he and Mayor Austin had met with Mr. & Mrs. Whitlock. They are aware that the issue is in the court system. Sam said in their meeting, they discussed putting together a possible Bill of Rights for tenants and maybe have a Town Hall Meeting to explain to tenants what they can do in a situation like this. He said he and the Mayor would be there. Sam also expressed the need to work with the courts in St. Louis County. He committed that the City was doing what they could to help them and to prevent it from happening again.

- ***Crystal Whitlock, 5337 Fletcher***, also commented as the former residence of 5337 Fletcher. She said she and her children were at the house when they were evicted. She said they were put out with the clothes on their backs. She said they paid the landlord an ample amount of money to stay at the house. Mrs. Whitlock stated there was a signed consent form that stated they would not be evicted. She informed the Council that they had been at the house since April without an occupancy permit. She couldn't enroll her kids in school because there was no occupancy permit. The kids just got enrolled in school. She said Mr. Chase altered their lease. He not only evicted them but expedited the eviction by 30 days. He has done the same thing to other tenants on the same street who are experiencing the same thing that was done to her. She said her 5-year-old is petrified from the Sheriff's busting in the front door and being mean for no reason. Mrs. Whitlock said Mr. Chase has to be stopped. She said Mr. Chase has several properties in the City of Jennings. The residents are residing in the properties without occupancy permits and inspections. She asked for help with fighting Matthew Chase and help fighting for tenants' rights.

- ***Barshaba Gordon, 5331 Fletcher***, she said she received a notice today from Matthew Chase that informed her that she has 10 days to move. She said she didn't have an occupancy permit. She is just now getting her kids in school, but she still doesn't have an occupancy permit. She said the property Manager, Kourtney Boyd is a mess. Ms. Boyd is not doing what she is supposed to do. Now the Property manager is trying to rush to get an inspection. Ms. Gordon said the Property Manager said Jennings can't come in to do the inspection, so they are looking to get someone else

to get it done. Ms. Gordon said she has been at the address for 6 months. She asked where she and her kids are going to go. She asked the council for help.

- ***Sheila Luve, 5335 Fletcher***, - not present
- ***Rani Abston, Rolla MO***, she spoke in support of tenants like the Whitlocks and Ms. Gordon who complain about living in substandard rental properties. She said these types of properties either have no occupancy permit or have occupancy permits and shouldn't. She added to the previous comments of the Whitlocks and Ms. Gordon by stating that situation where the City of Jennings is taking Matthew Chase to court for property violations. Then Matthew Chase takes the tenants to court in St. Louis County for rent and possession. The illegal processes of taking the tenants to court when the landlord hasn't followed the laws for occupancy are wrong, illegal and unlawful. She said she is here to advocate on behalf of the tenant and provide solutions to what can be done. One thing she mentioned was communication between municipal courts and St. Louis County Courts to inform them of property owners violating municipal laws. She shared some of the different aliases that Matthew Chase and other landlord use when filing court documents and other documentations to hide their identity when filing for rent and other court actions. She said communities are hurting. Ms. Abston referenced Richard Rothstein, the author of the book "The Color of Law". In the book, he talked about the same things, which are still happening. Upon the expiration of her time, she stated that she wants to work with the City of Jennings.
- ***Anthony Clair, Florissant MO***, - no comment
- ***Rosiland Sykes, 8854 May***, - no comment
- ***Ramehl Walker, 928 Coal Bank Rd***, - no comment
- ***Iris Hughes, Jennings Place 1***, - no comment

2. ***Senior Commission Presentation*** - The Senior Commission, led by Lola Nash and Jane Brown, recognized Councilman Allan Stichnote for his commitment to the City of Jennings and support of the Senior Commission. They presented him with a Certificate of Appreciation.

3. ***Councilmember Reports***

- a. ***Councilwoman Aja Owens*** began her report with a quote. She thanked the Mayor, Public Works and Building Department for addressing the concerns she sent from the 4th Ward. She thanked Captain Cox, Sgt. Perez, and Officer McCrary for coming to the 4th Ward Meeting to speak to the residents. She also thanked Pastor Dennis for allowing them to use Metropolitan Church for the meeting. Councilwoman Owens announced several of the events that she had attended and/hosted over the past weeks. She thanks Steve at STS for the Customer Appreciation Day, which was a nice event. She said the residents at Star Residence complained about the gate being open due to an accident. She asked if that was something we could address because the residents are always concerned about their safety.

- b. ***Councilman Rodney Epps*** thanked Sgt. Perez, Officer McCrary and Mr. Henry Johnson for moving the trash and truck on McLaran. He said they also know that there are trash bags in the garage. The owner has been cited for the garbage. He asked if the trash could be moved faster due to it being a health issue. He asked if it could go through the courts quicker. Mr. Johnson said a truck was brought in for the removal of the garbage from the garage. He is working with the sister who is in possession of the property. Councilman Epps reported that he received a complaint from a resident regarding dumping at 2035 McLaran, the resident reported seeing a white truck. He also stated that there has been a white truck dumping on vacant lots. He asked Mr. Johnson to see who owned the property and see if the owner could be connected to the white truck. Councilman Epps thanked Jim for cutting grass and picking up trash and the couch when he requested it. He also thanked Jim for the board up on Corpus Christi. He asked the public to try to get the plate numbers of suspicious looking vehicles. He stated people are coming into the community dumping on the properties. He asked the public to work together and look out for things in the community.

Councilwoman Anderson asked if the cameras can be put on the lots. Councilman Epps thought that was a good idea. Mayor Austin informed the Council to let Jim know where the cameras need to be placed.

- c. ***Councilman Gary Johnson*** said he brought Monti who spoke under citizen's comment to the meeting. She is a part of the Leadership Fellows program with him and Councilman Wilson. He said he brought her in because of the activity at some of the City's corner stores and gas stations. He stated that he has personally been asked for change by multiple people when he has been trying

to enter stores. He said he doesn't see no loitering signs. He said he tried talking to the owner of one of the stores. But he heard excuses from the owner regarding the need for security. Councilman Johnson said he started researching the City's ordinances to see what was on the books or if something needed to be created to enforce how they operate. He said that the City already has ordinances on the books. He referenced #24 section 32 - Loitering in public places; 30-1 private watchman in uniforms that can carry firearms; 24-17 curfew laws, which states 17 and under 10 a.m.-6 p.m. on weekdays; 11 a.m.-6 p.m. on weekends. He said these are some things that we can enforce to remedy some of the nuisances. Councilman Johnson referenced a quote that encouraged people to take a break from pointing the finger and start looking for solutions. He stated that his job is to score for the city. He made a reference on how the basketball player make scores for their team.

Councilman Johnson listed some of the activities he participated in over the past month. He said they invited Monti to the Ward 3 meeting with the corner store crack down initiative, to discuss what the community expected policing in the community to look like. They discussed how to prepare information to be submitted to the police that would be organized and structured to assist the police in their response. He announced that he came out of retirement and started coaching the 3rd grade team with the North County Mustangs little league football team. He also hosted a Gun Violence March at the old courthouse where they created a plan to hold people accountable for the crime. He announced the Historical Society meeting on September 11th at 6 p.m. Councilman Johnson said that he and Councilwoman Anderson had a table at the Jennings Jamboree. Through the donations of the YMCA, they distributed 35 backpacks and informational resources. He also said he is collaborating with the Jennings Youth Commission on a forum on September 25th at Jennings Jr. High School at 7 p.m.

He announced that in response to our gun violence and gun concerns, he has reached out to Congressman Clay, who has introduced a bill on the federal level that will allow local municipalities to put a hold on gun laws and gun control, public health and public safety measures. Councilman Johnson informed Congressman Clay that he supports his bill and requested a letter from his office. The city received a letter from Congressman Clay thanking the City for possibly supporting the bill.

- d. *Councilwoman Phyllis Anderson* stated that Ward 3 held the 3rd Ward meeting on Saturday, August 17th, after the Jamboree. She stated that one of the biggest concerns that she has been hearing, since being on the council is how the complaints go through the Building Dept. then to Public Works. She requested the Council and Mayor have a workshop to revise how they do things or come up with another system to change how the process is handled. She expressed concerns that the system has been the same since she and others have been on the council and things are not getting anywhere. She asked if they could determine what should go to the Building and what should go to Public Works. She asked why the department duties have to cross each other. City Attorney, Sam, requested that she provide a list so the he can review the sections of the code book to see what can be changed. Councilwoman Anderson said she wants the whole Council to be a part of the changes because they have some of the same concerns. Sam replied that it would be up to the Council to agree to meet for the work session and determine what to change and how to change it as, long as it is not contrary to State law.

Councilwoman Anderson thanked Jim for the stop sign at McLaran and X-ograph. The residents are excited. She also thanked them for removing the brush. She said there was a request from a resident for a "not thru" sign at Clifton and Switzer. The resident's concern was that there is not a sign up, but you cannot go through. Councilwoman Anderson asked Lt. Geasley about the status of the CPR training. He reported that there were three new hires in need of training and everyone else is due in November. Councilwoman Anderson asked him how the commissary works. She said she was reviewing the monthly report but didn't understand what was on the report. Lt. Geasley said the commissary is outsourced through Keefe. The Jennings Corrections passed out sheets with balances, which is also the order form. The form is then faxed to Keefe who fills the orders. The shipment is normally received on Wednesday or Thursday then passed out to the inmates. The Corrections Department does some internal commissary, which consist of e-cigarettes, batteries and razors. Keefe does the rest and gives the city approx. 15% of the income. Councilwoman Anderson asked Lt. Geasley to explain his reports where he discussed the sales turned in. He responded that sales represent the internal income from the things sold by the Corrections department. Councilwoman Anderson was confused by some of the information represented in Lt. Geasley's monthly report, and asked if he could itemize his report by category

to show the amount in sales for e-cigarettes, batteries, etc. Lt. Geasley explained the report and agreed to start itemizing his monthly report starting with the next monthly report.

Councilwoman Anderson informed Jim, Public Works Director, of a complaint from a resident at 2556 Shirley who was cited for yard waste issues. The resident said she had to go to court and clean up her yard. The resident complained that the people living at 2552 Shirley have debris in their yard. The resident questioned if the property owner is being cited and summoned to court for their debris. Councilwoman Anderson asked Jim to check into the issue.

Councilwoman Anderson announced the North County Clean Up on October 5th. She said the North County Clean Up Committee should get together to determine where they plan to clean up. She asked if the committee could get together on September 19th to determine the locations.

- e. ***Councilwoman Francine Dugger*** thanked Ms. Pat for expressing appreciation for the effort that was put into trying to get the fence repairs done. However, Councilwoman Dugger said it was a substandard product. Councilwoman Dugger said she see Ms. Pat's side and the privacy she wanted, but the material used was substandard. She said on the other side, near Ms. Gussie, the end of the area of the fence is coming down, there are different colors for the privacy and there is a gap between the sections. Councilwoman Dugger said she has talked to the inspector, who is working on making sure that they go back. Councilwoman Dugger said the City's job is to go back and make sure that it passes the requirements. She again expressed appreciation for what the resident was saying. They have gotten somewhere over the past two years of dealing with the issues, but Councilwoman Dugger said she is not satisfied. The work is not up to her standards. She said within a year or so the material will be destroyed. She said she is not done with it but appreciates the residents knowing that she is working on it.

Councilwoman Dugger said monthly, there are planning meetings but up to this month the Council was not informed of the planning meetings. She asked the Mayor to address why the Council wasn't informed. Councilwoman Dugger continued with saying that when they got to the meeting, the items been discussed were: senior facilities, nursing home facility, marijuana and a petition for a supermarket. She thanked the residents who came out to voice their opinions against having the supermarket. She said when the Council picked up the packets, she found that the petition for the supermarket wasn't on the agenda, but the other two items were. She said first, the Council wasn't informed of the planning commission meeting and what was going to be there. She said they normally are. Secondly, she stated that something was removed. Then a resident comes to ask what is being done, is it being addressed. All that the Mayor says it is off the agenda. Councilwoman Dugger says there is a procedure that the council should know about. She asked the Mayor to answer what happened with that one. Mayor Austin responded to Councilwoman Dugger stating that as far as the supermarket, the Councilwoman had flyers going out to invite people to come to the meeting so that it would not take place. She said there was a big discussion at the planning commission meeting that went back and forth. So, the person proposing the supermarket said they would take it somewhere else. Councilwoman Dugger responded and said it had nothing to do with her putting out a flyer. She said the Planning Commission voted to reject it. Mayor Austin said after the councilwoman thanked the people for coming to the meeting, those were the ones she put flyers out for them to come. They voiced their opinion. The person said they would take it somewhere else. Mayor Austin said that is why it is not up for discussion on the agenda. Councilwoman Dugger asked Mayor Austin to tell the Council why they didn't get the notice in the beginning that this was going to be on the Planning Commission's agenda. Mayor Austin responded that she didn't have anything to say about that. Councilwoman Dugger said that's what she wanted the public to understand because there should be something said about that. Councilwoman Dugger thanked the public for coming and thanked those who invited her to come and explain this process to the public. She committed to continue to do that for any of the residents who invite her to come.

Councilwoman Dugger said she would like to have the clerk and attorney understand that she would like to do a Sunshine Law request. She said she would put it in writing. She said the Sunshine law request is to provide to her all the information regarding the auction of the properties. She stated, as she has stated before, that the council doesn't know anything about how the auction started. She said she doesn't recall a vote. She doesn't have any documentation as to who is buying properties. How much the properties are? Who drew up the legal documents for purchasing real estate. She said there is an ordinance on how the City can buy and sell real estate. She said

the Sunshine Law request will be to give all documents with regards to that procedure. She asked the city attorney and city clerk if they understood what she was asking for.

Councilwoman Dugger said she had more information to bring up later. She continued to say that as far as the Ward is concerned, things are OK. There are no shootings. She expressed concerns about other things coming up on the agenda in Legal for the City. Wherever it ends up being, she will address them all at that time.

- f. *Councilman Terry Wilson* announced that school had started. He thanked residents and Council for support on the town hall meeting that he did in conjunction with the Mayor hosting and with Wesley Bell's office. He said it was an excellent turn out, great questions asked and good feedback. There were people in attendance who were not from Jennings but got to interact with the residents. Councilman Wilson asked Sam to send Wesley Bell his thanks.

Councilman Wilson announced there was a great turn out for the back to school jamboree on August 17th. He thanked the Moses Dickson Lodge Prince Hall Mason for the back to school hair cutting event. It was a great turn out for the community. He said it is good to have organizations who want to pour into the community. He said the Jennings School District pantry is open. The first one is September 13th. Then it will be every 2nd & 4th Friday of each month from 1-3 p.m. at 6605 W. Florissant at the Jennings Education Training school.

Councilman Wilson announced that on September 14th, he and Councilman Gary Johnson along with others in the meeting audience, will be graduating from their 9-month leadership course. He said the course was an excellent experience, where they got to network with great people. He said he would pass some information to the community and councilmembers because they learned a lot. They are wrapping up their final projects. His final project will be on the agenda for a Policy Committee Meeting. Their final projects had to be something real that they could enact. He asked Councilman Johnson about his project. Councilman Johnson responded that his project was about displacement from big time development (i.e. NGA) where they are creating an anti-displacement fund for the residents. Councilman Wilson said his group will bring forth an ordinance proposal for a community benefits agreement for big projects that come into a community. He said it will be an actual legal agreement, with the big corporations, where they will make commitments to the community (i.e. hiring from the community, donations to educational programs, etc.) They will make it a legal document. He announced that he will be bringing it to the Policy Committee.

He acknowledged a Ward 2 resident by the name of Michael (Mikey) Wren. He has made national news. He is an 11-year old entrepreneur who started his business at age 8. He has been recognized by ABC, BET, and other national networks for being the youngest vending machine owner. He owns about eight vending machines. Mikey was acknowledged, along with other young entrepreneurs. Councilman Wilson said Mikey is inspiring because he resides in Jennings, attends Jennings schools, and lives in Ward 2. Councilman Wilson stated that Mikey's mom is an Amazon Bestseller and he is also an author. This summer, Mikey spent time doing financial literacy workshops for young people and adults. He encouraged the public to google Michael Wren. Councilman Wilson said he would try to get him to the next council meeting so that the community can put a name with a face. He is an excellent student in the Jennings District.

Councilman Wilson thanked the public for coming out and acknowledged that each month the crowd has been consistent. He encouraged them to keep coming and bring others.

- g. *Councilwoman Miranda Jones* said there are great things happening in the Jennings School District which effects the City. She said if there are good school districts, that is award winning, the property value of the homes increases. She announced that there are some national things happening with the school district. She said there is something called WE Day, national rally and movement, where the Superintendent was about to talk about. This is an opportunity for teachers to have meaningful conversations. The Jennings School District was the first to have it. It was aired nationally on ABC on August 9th at 7 p.m. and is still being aired on HULU and Amazon. She said the jamboree was wonderful and aired on all local news stations. During the first couple weeks of school, attendance was at 96%, which is a testament to the parents and community. Councilwoman Jones stated that there has been about 20 youth killed in the St. Louis region this summer, the number is greater if you look at all of 2019. In response to the issue that happened at the Football Jamboree at Sordan High School, the district is responding with extra security for the Jennings football game. This Friday, they play McClure. Coach Shelton was a coach at McClure

who was shot. He will be honored at the Jennings Football Jamboree where both teams will come together at the game, where they will join hands at the 40-yard line in honor of the Coach at around 4 p.m. in a pledge of peace. There will be extra police presence, but it will not be intimidating. The kickoff is at 4:15 p.m.

Councilwoman Jones said through her work, on August 25th there was a Young Lives Matter rally, which kicks off a movement. She said it is important for the young people to speak up for their generation. During the rally, they tried to allow the kids to talk, not the adults because the kids had some compelling speeches to share. One young lady shared a story about how she lost her brother and how that affected her family. She said she was at the conference with about 20 kids representing Better Family Life. They are working hard to keep the kids engaged and providing them with hope. She announced that she will speak at a girl power summit on the 14th at Washington University and represent as a Councilwoman. Councilwoman Jones announced that Congressman Clay was holding a forum at Harris Stowe University on gun violence on the upcoming Wednesday night. The community is welcome to attend.

She suggested to Mr. Johnson to get a number to connect with the group that was wearing the Tenants Lives Matter t-shirts (present at the meeting). She said they may be helpful in the discussions the City is having regarding the Landlord Registration. She said the Policy Committee has been discussing what to do to try to get landlords to be more responsive. There are a lot of landlords who we don't know, nor do we know where they are. They are doing business under other names. She said to the group that she appreciated them coming out to represent tenants. She assured them that their message was being heard. She told them that hopefully the Council, as the legislators, can come up with some policies to help.

Councilwoman Jones thanked the City for putting the electronic sign at the corner of Hord and Lucas & Hunt. Now those, especially the Ward 1 residents who don't travel Jennings Station Road often, can see the great things happening in the City. She also acknowledged the ADA sidewalks are in the process of being completed. She encouraged the residents to continue to work together. She said all of the Wards are doing great things. She applauded everyone for the great things they are doing and stated when one does better, we all do better. She said she is proud to be a part of the team.

- h. ***Councilman Allan Stichnote*** reported there was a Peace Parade on August 3rd. This parade was bigger than last year's parade. He said Mayor Austin wants to do the parade every year. Tony Thompson was the speaker at the parade. He did an excellent job. Councilman Stichnote said he also attended the Jennings School Jamboree, which was a larger event this than last year. He stated that on August 16th, there was a Business Watch Meeting. On August 24th there was a splash event for the youth sponsored by the Youth Commission where approx. a couple of hundred kids attended. He announced the Sr. Commission will have Bingo on August 29th from 12- 2 p.m. Food will be served.

Councilman Stichnote asked Sgt. Perez to speak on a crew of family members who were terrorizing the City of Jennings and other North County communities. Sgt. Perez said they committed a total of five robberies in our area. He listed the locations of the robberies. He reported that the suspects were identified and caught. The crimes have now been cleared. Sgt. Perez announced that the Jennings Police Department will host National Night Out Thursday, September 12th 5-7 pm at the Old Target parking lot. He invited everyone to come out to the event.

Councilman Stichnote stated that as he is throughout the City, he has notice that people are leaving their grass cuttings in the streets and gutters. He explained that the debris is not good for the street sweeper. He asked the public to pick up the cuttings. Councilman Stichnote announced a bid opening for the Sievers Park improvements took place on August 21st. He announced to the Council that he would like to have a Park Committee meeting on September 18th @ 5:30 p.m. He confirmed with the committee that they could make the meeting.

4. Mayor's Report

Mayor Austin began her report by thanking the department heads for the work they have been doing. She also reported that she met with Mr. and Mrs. Whitlock and their advocate to discuss some things that the City can do to help move forward their cause. She said they will hopefully be planning a tenant meeting in September or October. Mayor Austin thanked Mr. Brandon for

doing a good job with the Summer Concerts. The feedback that she has gotten from the crowds at the concerts that she attended concluded the people were enjoying the band selections. She thanked the Youth Commission for the Water Splash event. She said over a hundred kids were in attendance. The Mayor continued to report on all the activities in the park during that time, which included kids on the playground, basketball court and just being in the park. She said it was a great site. Mayor Austin announced that the City of Jennings will be having Michael (Mikey) Wren's vending machines in the city buildings. There will be five vending machines. She named the locations. Mayor Austin explained that over the past couple of months, she asked about the vending machines in the city buildings and found out that the city has only been receiving the \$10 vending machine fees over the past 15-20 years. There was no money coming back to the City from the vending machine. As a result, she asked the City Clerk, along with the Special Service Coordinator, to get information for new vending machines. Mikey was one of the respondents and that's who was selected.

Mayor Austin reminded Mr. And Mrs. Whitlock that she is working with the City Attorney on their issues with Matthew Chase. She stated that Mr. Chase has several buildings in the City. She assured them that she was working on it.

She announced that the Doors of Opportunity, under the Community Action Agency St. Louis County, is having an evening of encouragement, entertainment, and dinner buffet on Thursday, October 10th at Orlando's from 5:30 – 9:00 p.m. She informed the public that they could see her for more information on tickets.

Mayor Austin read out loud portions of a letter she wrote to the residents and Council regarding unruly and disruptive council meetings.

D. MONTHLY DEPARTMENTAL REPORTS

There was a motion made by Councilman Wilson. Councilman Epps raised a question regarding the other permits and fees reported in the Finance Monthly report. Mayor Austin called the Finance Director, Brenda Williams, to address the questions. Brenda said she also noticed it, but she would like to go back to check it. She said it could be a typo. Councilman Epps also questioned the Misc. Income amounts reported. Brenda responded that there were some adjustments made by the auditor. She said that things have been corrected so that everything is not being put into Misc. Income.

Councilwoman Jones seconded the motion, the council voted all in favor to approve the monthly reports.

E. REPORTS OF COMMITTEES

1. Ways and Means & Public Safety Committee

Councilman Wilson reviewed the committee report for the meeting held on August 15th at 6 p.m., which included:

- a presentation, by Reyna Spencer with Beyond Housing, regarding pooling health insurance with other local municipalities to reduce insurance cost. Beyond Housing is spearheading the effort. There are about 30 municipalities who have expressed interest, with approx. 250 employees. She provided an informational packet. There was not action taken.
- Approval of the Court Department personnel request. There was a proposed Budget amendment to adjust the judge salary. The previous judge made the same salary (\$1,249.50 per month) for many years. The new judge countered the salary offer with \$1600 per month. The committee recommended to accept the counteroffer. Councilman Wilson explained the money is currently in the budget, but next year the budget will have to be adjusted. Councilman Wilson made the motion to accept the counteroffer, Councilman Epps seconded the motion. The Council voted all in favor of the new salary for the municipal judge.
- Discussion to bring Mike Vilmer back to assist with inspectors and to bring in independent contractors to assist with inspectors. He announced that the city is hiring code enforcement inspectors. The committee voted to recommend to the council hiring Mike Vilmer as recommended. The committee also discussed bringing on independent contractors, but their committee wanted to check into legalities of the bringing on the contractors, along with the City's

liability. Councilman Wilson announced to the public that the city is seeking applicants for the Code Enforcement Inspector positions.

- The committee also discussed the Economic Development Tax, which will be addressed in the Legal section of the meeting. There was a public hearing at that last month's meeting. The Economic Development Tax will be on the November 5th ballot for the Special Election, along with the vacated seat of Cora Faith Walker, State Representative. He explained that everyone in Jennings will not be voting on the State Representative, but everyone will be voting on the Economic Development Tax (if approved by the City Council).
- Councilman Wilson informed the Council that Deletra Hudson, City Clerk, informed the committee about the RFQ being prepared for the Architect and Engineering services for the proposed new city hall and recreational center. He announced that there will be a lot of community engagement surrounding this project. He stated this is the beginning of the process.

2. Public Works & Building Committee - no meeting

3. Parks & Recreation Committee - no meeting

4. Policy and Ordinance Committee - Councilwoman Jones reviewed the report for the meeting held on August 15th at 6:30 p.m., which included the:

- Economic Development Tax ordinance, which was also discussed in the Ways & Means Committee and will be voted on during the Legal section of the council meeting. The committee voted to recommend it to the Council. She explained the votes from the committees, is to bring it to the full council for action.
- Medical Marijuana Ordinance - She explained that there was a lot of discussion during the committee meeting regarding the proposed ordinance. She stated that the ordinance is on the agenda for Council's action.

Councilwoman Jones stated that she was not seeking any actions on the items during her report because they are listed as agenda items.

Councilwoman Dugger asked why some of the items were on the Policy Committee's agenda. She named the items for changing and revising park rental applications and recreation facility rental applications. She asked why they were not in the Parks Committee. Councilwoman Jones explained that the items were policies, whereas the Park Committee pertains more to the facilities of the parks. She said the Committee has been doing the catch all. Councilwoman Jones also stated that sometimes items will go to both committees. Councilwoman Dugger read the duties of the Policy and Ordinance Committee under the City's codes. She asked if the committee descriptions are still listed at the top of the committees' agendas. Councilwoman Jones responded that descriptions are still on the agenda and based upon the information Councilwoman Dugger read, the language referred to certain policies pertaining to the City. She said the agenda items in question are policies of the City. She explained that the committee doesn't just review ordinances, they also look at policies. Councilwoman Dugger stated that her concern was the committee bringing the items and whether the items should have been at the Park Committee. Councilwoman Jones explained that some things cross different committees.

Councilwoman Dugger asked Sam, City Attorney, if the personnel issues from the Ways and Means Committee report will be discussed today in personnel or was there something different about this item. Sam stated that he didn't know what personnel issues are coming from Ways & Means. Councilwoman Jones stated that the personnel item was the hiring of the inspectors, which was sent back for more information.

Councilwoman Jones continued her report by informing the public, that the Committee discussed the revised Recreation Center facilities rental application and the park rental applications. Both are on the agenda. She said the committee also discussed the Landlord Registration, which will come back to the committee with a revised document to be discussed in more detail with the committee. She informed the Council that the committee will review the previously revised document. This is the document she stated that could assist with implementing policies to work with landlords. The committee also discussed Commercial Property Registration. There was no action taken. It is to address vacant property registration for commercial businesses. The committee discussed a goal to charge for the vacant property registration according to the size of the property. She gave examples of the some of the different zoning and proposed costs.

Councilwoman Jones said the committee is still researching zoning and ordinances. This was just a discussion before there was any action taken.

5. ***Municipal League*** - Councilman Wilson announced the Annual Missouri Municipal League Conference at the St. Charles Convention Center in St. Charles, MO on September 8-11, 2019. He said Thursday, September 26th is the date of the General Meeting of the Municipal League. The meeting will be held at Ballwin City Hall in Ballwin, MO.

He reported that there is a lot of discussion regarding the Board of Freeholder being created. People are applying for that. He said the appointments are made by; County Executive, City, and Governor. There will be 5 from the County; 5 from the City; and 1 from the Governor. People have been applying and they are going through the applications. Councilman Wilson said there is a scheduled Veto session in Jefferson City. There are talks of a Special Session to coincide with the Veto session. He said he would keep the public informed on the progress.

6. ***Planning Commission*** - Councilman Johnson stated that the Planning Commission meetings are posted on the City Hall Bulletin Board. The meetings are usually on the first Thursday of each month. If the meeting is cancelled. The cancellation is usually posted.

He reported that the rezoning application presented for the property at the corner of Cozen and Halls Ferry was rejected by the Planning Commission. He said that's why it is not on the Council's agenda. The Commission took into consideration the residents' concerns. The Commission also saw the petition for the 120-bed nursing facility. They thought it was a great idea, especially being a new construction. Some of the concerns the Commission had was with the complaints on the older buildings of the petitioner, but this was going to be a new building.

Councilman Johnson stated the Commission also received the petition for the new car wash from Mr. Walker. They inquired about parking and blocking the streets. But the commission didn't have any issues with the petition.

Councilman Johnson explained the process for introducing the Medical Marijuana Ordinance. He said, as it was stated by Councilwoman Jones, it must be introduced in committees. He said the Planning Commission had to deal with the Medical Marijuana. He said they looked up stats, they didn't just put it on the books. He said it was passed by the State of Missouri on a ballot. He said there are many reasons how this can benefit the City, but he said he would only talk about the one that the Commission thought was important. He read a quote from Dr. Nathan Chan based upon a study he conducted, which referenced how the passing of medical marijuana laws could have a reduction on Opioids mortality rates by 20-35%. He encouraged people with concerns on Opioid to research Dr. Chan's study to understand the positive impacts that medical marijuana can have on the Opioid problem. He stated that the Planning Commission passed the legislation to the Policy Committee.

7. ***Youth Commission*** - meeting report attached to the packet

8. ***Senior Commission*** - meeting report attached to the packet

F. Legal Business (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, IMPOSING A SALES TAX FOR ECONOMIC DEVELOPMENT PURPOSES; PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT A SPECIAL ELECTION CALLED AND TO BE HELD AT THE CITY ON NOVEMBER 5, 2019.

There was a motion made by Councilman Epps, seconded by Councilman Wilson for BU # 2578. Councilwoman Dugger raised a question by asking about the use of the tax. She asked the Mayor what the tax will be used for so that the people will know. Mayor Austin responded with; the taxes will be for economic development. She said there is a position that is currently being paid from the Economic Development fund. That position will continue to be funded and paying for the bonds of the new construction of the recreation center and city hall. Sam referred Councilwoman Dugger to Section 7 of the ordinance and read the section. Councilwoman Dugger said she raised the question so that the floor, and people in the audience, could hear and

have something specific to reference to understand why they will be taxed and where the money is going. Councilman Wilson said he is a supporter of the tax. He added that there will be a lot of community engagement around the tax. This is not being thrown onto the community. There will be education for the public. The city will bring in other cities that are doing well with the tax. He reminded the residents that they will make the final decision in November. Councilman Wilson said they will do their due diligence with explaining the tax and why. He said the City doesn't have a product to sell so in order to evolve, we must do what helps run the City. He stated that Cities, States, & Countries run off taxes. He said there will be full presentations and times for input for the public. Councilman Wilson explained that the City is not rushing anything. However, this needs to be in motion and to determine if this is something that we want and not shut it out just because of the word tax.

Councilman Johnson asked for clarity that the vote is to place the Economic Development Tax on the November ballot. Members of the Council confirmed. He asked if there will be town hall meeting between now and November. Members of the council confirmed with Yes.

Councilwoman Jones confirmed that this action is to put the item on the ballot. She referred to the park sales tax and the things that have been done with the City's parks because of the sales tax. She said this will give us a pool to get the City of Jennings started with a new City hall and Recreation Center, which we are lacking in comparison with other municipalities in the area. She said this gives us a pool to get started. The community desires better. The estimated amount is approx. \$300,000 per year.

Bill #2578 - Sam did the first reading of the ordinance. On the motion made by Councilman Epps, seconded by Councilman Wilson for the second reading, Sam did the second reading of the ordinance. Mayor Austin asked if there were any more discussions.

Councilwoman Dugger said the Council did a second reading and, according to the ordinances, you do not have to do a second reading every time you do an ordinance. She said her thought was that, since it was said that, after the fact, you would vote to put this on the ballot. She asked why we wouldn't do the first reading, educate the people, then come back to do the second reading to put it on the ballot.

Councilman Wilson responded with the vote needs to happen at this meeting in order to get it on the ballot in November. Mayor Austin further explained that if it is voted on tonight, it must be taken to the Election Board by tomorrow at 5 p.m. so that it can be on the November ballot.

Councilwoman Dugger said she wanted the people to understand that this is being done without their input.

Bill #2578 became Ordinance #2517 by the following roll call vote of the council members voting in favor: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson; Francine Dugger opposed; none absent nor abstaining.

2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, AMENDING THE ZONING CODE RELATING TO MEDICAL MARIJUANA AND RELATED USES AND ADDING CERTAIN FEES AND CONDITIONS RELATING TO SAME.

There was a motion for the first reading made by Councilwoman Anderson, seconded by Councilman Epps for Bill #2579. Sam did the first reading of the ordinance. On the motion made by Councilman Epps, seconded by Councilman Wilson for the second reading, Sam did the second reading of the ordinance. Mayor Austin asked if there were any more discussions.

Councilwoman Jones asked what will be done to ensure there is protection in the zones and that it is beneficial to the community. Sam referenced section L subsections 1-5 of the proposed ordinance, which addresses the security plans. He said the State of Missouri requires guards at the locations when they are open. He referenced all of section 3, which identifies the safeguards the City is putting in place to make sure the facilities are safe and promoting crimefree.

Bill #2579 became Ordinance #2518 by the following roll call vote of the council members voting in favor: Allan Stichnote, Terry Wilson, Gary Johnson, Phyllis Anderson, Rodney Epps; Francine Dugger and Aja Owens opposed; Miranda Jones abstained. None absent.

3. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A CONDITIONAL USE PERMIT AND GRANTING SAME TO RAMEHL WALKER TO OPERATE AN AUTOMOTIVE CAR WASH AND DETAILING SHOP AT 6518 WEST FLORISSANT, IN THE CITY OF JENNINGS, MISSOURI.

There was a motion for the first reading made by Councilwoman Anderson, seconded by Councilman Wilson for Bill #2580. Sam did the first reading of the ordinance. On the motion made by Councilwoman Anderson, seconded by Councilman Epps for the second reading, Sam did the second reading of the ordinance. Mayor Austin asked if there were any more discussions.

Bill #2580 became Ordinance #2519 by the following roll call vote of the council members voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; None absent, opposing nor abstaining.

4. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING THE RE-ZONING OF 9201 LEWIS AND CLARK BLVD. DESCRIBED HEREIN FROM R-1 SINGLE FAMILY DWELLING DISTRICT TO R-3 LOW DENSITY MULTIPLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH APPENDIX A, ARTICLE 26 OF THE CITY OF JENNINGS MUNICIPAL CODE.

There was a motion for the first reading made by Councilman Wilson, seconded by Councilman Stichnote for Bill #2581.

Councilwoman Dugger stated that the petitioners were not present. She said in the past, if the petitioner leaves, it's like they don't care enough to see whether or not the Council is going to move forward. Councilman Stichnote asked if they have to stay. She responded that the Council has complained about that before when the petitioners don't stay.

Mayor Austin called for the first reading.

Sam did the first reading of the proposed ordinance. On the motion made by Councilman Epps, seconded by Councilman Wilson for the second reading, Sam did the second reading of the proposed ordinance. Mayor Austin asked if there were any more discussions.

Bill #2581 became Ordinance #2520 by the following roll call vote of the council members voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; Francine Dugger opposed; none absent nor abstaining.

5. 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.

There was a motion for the first reading made by Councilman Johnson, seconded by Councilman Epps for Bill #2582. Sam did the first reading of the ordinance. On the motion made by Councilman Epps, seconded by Councilwoman Anderson for the second reading, Sam did the second reading of the ordinance. Mayor asked if there were any more discussions.

Bill #2582 became Ordinance #2521 by the following roll call vote of the council members voting in favor: Allan Stichnote, Miranda Jones, Terry Wilson, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; Francine Dugger opposed; none absent nor abstaining.

G. UNFINISHED BUSINESS - none

H. NEW BUSINESS

1. Resolution of the City of Jennings, Missouri, supporting H.R. Bill 3435 cited as the “local public health and safety act” supporting the regulation of guns and ammunition by local governments.

On the motion made by Councilman Wilson, seconded by Councilman Johnson,

Councilman Epps asked for clarity of the purpose of the resolution. Sam explained the intent of the resolution. The Council voted all in favor to approve the resolution.

Councilman Johnson stated that he plans to take the resolution to the Town Hall meeting with Congressman Clay to show Jennings' support of the initiative.

2. Resolution of the City of Jennings, Missouri, dedicating the Koenenman Park Basketball Court to the Honorable Mayor Yolanda Austin

Councilman Stichnote provided the history of the creation of the basketball court which started in 2010 by then Councilwoman Yolanda Austin. At which time, she expressed the desire for the basketball court, but it was never constructed. In 2012, the Councilwoman Austin requested again for the basketball court. The Council at the time voted to install one hoop. Then later in the year, they painted lines on the court. In 2017, Mayor Austin requested a full basketball court. The Park Committee recommended to the Council. The Council voted to convert the half court to a full court. Councilman Stichnote stated that if one kid is saved from being on streets, the basketball court is worth it. He said he would like to see her name on it.

On the motion made by Councilman Stichnote, seconded by Councilman Wilson, the Council voted all in favor of the resolution.

Councilwoman Owens inquired about the process to bring forth resolutions for the Council's vote. Sam explained that anybody can bring a resolution. It is not a law. It is not like an ordinance. It is more ceremonial. It is a vote, then the resolution is filed. She asked what kind of things can become a resolution. Sam replied that anything that is not legally binding can be a resolution.

3. Approval of Special Event Permit for City Gear

On the motion made by Councilman Wilson, seconded by Councilman Epps, the Council voted all in favor to approve the special event permit for City Gear.

4. Approval of the revised Recreation Center facilities rental application

On the motion made by Councilman Wilson, seconded by Councilman Epps, the Council voted all in favor to approve revised Recreation Center facilities rental application.

5. Approval of the revised park rental applications

On the motion made by Councilman Epps, seconded by Councilman Wilson, the Council voted all in favor to approve the revised park rental applications.

6. Approval of the monthly bills for payment

On the motion made by Councilman Wilson, seconded by Councilman Epps, the Council voted all in favor to approve payment of the monthly bills.

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

On the motion made by Councilman Wilson, seconded by Councilman Epps, the council members voted in favor by the following roll call vote: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; none absent, opposing nor abstaining.

I. MAYOR'S CLOSING REMARKS

Mayor Austin thanked the public who stayed in attendance to the end of the meeting. She wished everyone a safe Labor Day weekend.

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

1. Personnel (RSMO 610:021-3)

a. Hire Teona McGhaw Boure' as the Part time Prosecutor Clerk.

On the motion made by Councilwoman Jones, seconded by Councilman Wilson, the council members voted in favor by the following roll call vote, pending all pre-employment screenings and background checks: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; none absent, opposing nor abstaining.

b. Hire Mike Vilmer as the temporary part time inspector at the rate of pay of \$23.41 per hour for a period not to exceed December 31, 2019.

On the motion made by Councilman Wilson, seconded by Councilman Epps, the council members voted in favor by the following roll call vote, pending all pre-employment screenings and background checks: Allan Stichnote, Miranda Jones, Terry Wilson, Gary Johnson, Rodney Epps, Aja Owens; Francine Dugger & Phyllis Anderson opposing; none absent nor abstaining.

c. Terminate Martha Stewart, Correction Officer

On the motion made by Councilwoman Jones, seconded by Councilman Wilson, the council members voted in favor by the following roll call vote: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; none absent, opposing nor abstaining.

d. Hire Contracted Temporary Clerk for the City Clerk's Office through staffing agency

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the council members voted in favor by the following roll call vote: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; none absent, opposing nor abstaining.

2. Legal (RSMO 610:021-1) - no actions taken

K. Adjournment

The meeting was adjourned at 11:26 p.m.

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the council members voted in favor by the following roll call vote: Allan Stichnote, Miranda Jones, Terry Wilson, Francine Dugger, Gary Johnson, Phyllis Anderson, Rodney Epps, Aja Owens; none absent, opposing nor abstaining.

Approved:


Yolanda Austin, Mayor

Attest:


Deletra Hudson, City Clerk