

Minutes of the City Council Regular Meeting
Jennings City Hall
September 23, 2019
Public Hearing & Regular Council Meeting 7:00 p.m.

The two thousand three hundred ninety-sixth meeting of the Jennings City Council was held on Monday, September 23, 2019 at 7 p.m. at Jennings City Hall.

A. PUBLIC HEARING

2020 Tax Rates - Michael Williams, Hochschild, Bloom & Company LLP

Mayor Austin called the public hearing to order at 7:00 p.m.

Michael Williams reviewed the proposed ordinance that stated the rates for residential, commercial, and personal property tax rate levies for the General Revenue, Pension, and West Florissant Special Business District. He noted that the rates were down from the prior year. He stated the overall property tax rates were down, as a result the assessed valuation for property has increased.

Mayor Austin opened the floor for questions. The following questions were raised:

Mary Brock, 5424 Fletcher, asked what the funds are going to be used for and when did property values go up. She stated that her last statement from the County showed her property value went down. She asked if street resurfacing and paving were things that the money would be used for. She also asked what would be fixed in Jennings besides Koeneman Park. Michael responded that the General Fund levy would be used for General Fund operations, which are those appropriated in the annual budget, the Police and Fire Pension, West Florissant Business District which goes to economic development in the business district. The property tax rates are for the city overall, not individual homeowners.

Carmen Little, 8905 Scottsdale, expressed concerns about understanding where the funds are going. He said he was new to Jennings. He believes in keeping his property and area nice. He had a situation that got resolved with the police department, but I felt he didn't get much help from City Hall. Mr. Little describe the situation as the people living next door to him where focused out and things set outside for 6 weeks. He said when he contacted the City, he was told that the trash service was contracted out and if it wasn't properly wrap it would remain outside. He said the trash stayed there for about 6-7 weeks. He and his neighbors paid money trying to get some of it cleaned up. Mr. Little said he would think there would be a program set up to address some of the littering. He said he came to the meeting to see who represents him in the city. He asked to be educated on the services that are provided by the tax dollars. Mayor invited Mr. Little to meet with her on Wednesday. She started to explain some of the areas were the City's tax dollars go. She invited Mr. Little to meet with her to discuss the budget. Mr. Little said he works during the day. Councilman Wilson interjected by stating that he believes there is confusion between the two taxes discussed today. So, Councilman Wilson explained that tax rate levy vs the economic development tax (Proposition E). He explained that Michael was discussing the annual tax rate which is different from the new economic development tax rate. Mr. Little said he still wants to know if any of the tax base goes to the neighborhood.

Councilwoman Jones said that Mr. Little lives in Ward 1. She gave him her card and agreed to meet with him in the evenings to review the budget. She explained the different things that the taxes support in the community. She said would love to go over the information with him being a new resident. Mr. Little agreed to meet with Councilwoman Jones.

Ms. Brock asked how many people knew about the public hearing at 6 p.m. (regarding the Proposition E - Economic Development tax). Councilman Wilson stated that the meeting was posted and there was a nice crowd at the meeting. Ms. Brock asked again where funds going. She asked when streets were going to be repaved. Mayor informed Ms. Brock that there is a list of street work. Ms. Brock asked if Fletcher was on the list. Mayor Austin invited Ms. Brock to meet with here on Wednesday morning at 9 a.m. to discuss the street work. Ms. Brock said didn't know if she could make it. Mayor Austin invited her to call the City Clerk to make an appointment to meet.

There were no more questions. The public hearing closed at 7:13 pm

Meeting called to order at 7:13 PM

B. REGULAR MEETING

1. Roll Call

Members present

Allan Stichnote, Miranda Jones, Francine Dugger, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson; Aja Owens (via phone)

Also, Present: Yolanda Austin, Mayor; Chelsea Draper, City Attorney representative; Deletra Hudson, City Clerk; Henry Johnson, Director of Housing and Economic Development; Willie Brandon Jr., Recreation Director, James (Jim) Maixner, Public Works Director of Streets and Parks; Captain Juan Cox, St. Louis County Police Department.

2. Approval of the Agenda

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the Council voted in favor to approve the agenda for the meeting of September 23, 2019.

3. Approval of the minutes from the Regular Meeting of August 26, 2019

On the motion made by Councilman Wilson, seconded by Councilman Epps, the Council voted in favor to approve the minutes for the meeting of August 26, 2019.

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS AND REQUESTS

1. Presentation of the 2018-2019 audit

Michael Williams, partner with Hochschild, Bloom & Company LLP, explained the different audit documents. He started with the audit report, which he reviewed page by page. The City's overall opinion was presented fairly in all material respects. Michael reviewed the management discussions and city's financial position and statements. He stated the total assets of the City were approx. \$17.3 million compared to \$16.3 million in the previous year. The liabilities were \$16 million compared to \$10 million due to TIF notes issued in December 2017. As of March 31, 2019, the City had a positive total net position. Revenues were approx. \$12 million compared to expenses \$10 million. There were more revenues than expenses around \$1.7 million for the years. There were more revenues compared to the previous year of revenue of approx. \$11 million and expenses \$ 10.5 million. He said that was a big picture summary of the revenues and expenses.

He highlighted the major funds of the City: General Fund, Capital Improvement, Tax Increment Financing, and Other Governmental Funds (smaller funds). General Fund is the main operating fund of the City had total assets around \$4,012,000; liabilities \$260,000. The difference between the assets and liabilities is called the Fund Balance. Total fund balance for the General Fund is approx. \$3,752,000. General Fund total revenues total \$8,576,000; expenses \$8,074,000, which shows and increase in the Fund Balance of approx. \$818,000. This is an improvement overall in the net position of the General Fund.

Michael reviewed the Cash and Investment section and highlighted that all of the City's bank balances are entirely secured and collateralized, which is good and in compliance with state law. Capital Assets were overall increased from \$8.3 million to \$8.6 million. The City's pension amounts reflected a significant difference due to the pension funds being assumed by Lagers. He explained the changes. At the beginning of the year, there was an asset of \$3,197,000 compared to the end of the year which was around \$5 million. This shows there is a net pension asset recorded with the Missouri State Lagers plan in place, which is indicates that the City doesn't have a huge pension liability that you hear about with a lot of other governments. He went on to explain the long-term debt of the City. Michael said the only significant long-term debt of the City are the TIF bonds and notes, which are the liabilities of the different TIF funds that the City has. Other general information included reviewing and comparing the original City budget to the final budget. He informed the Council that there was more detail in the back of the audit report. He pointed out the total revenues of the City at approximately \$240,000 more than what was

budgeted for the fiscal year. Michael pointed out the expenses in the General Fund were approximately \$565,000 under budget. He explained that revenues over budget and expenses under budget is the way you want to be. Michael went on to inform the council that there was other budget to actual reports of smaller fund included in the audit report.

Michael reviewed the Independent Auditor Report. He explained that auditors also review policies and procedures for compliance. He explained that if there is anything significant, it must be reported. He said there were two items last year and pointed out that one was related to Parks collections. He announced that item was gone from the report this year and there were no instances of non-compliance to be reported.

Michael reviewed the Management Letter. He explained with the document present. He reviewed the comments and highlighted that comments referred to: court bonds items to reconcile, budget to actual expenditures, recommend review of some of the functions, review of the Accounting Policies and Procedures Manual and updates needed, expanding of the fuel policy and documentation related to fuel usage. Councilwoman Dugger asked Michael to slow down on reviewing the comments and explain so the people understand some of the issues and problems with the City. She asked him to go back to comment #5. Michael read comment #5 aloud and he recommended that the City review and expand the Fuel policy to include review and documentation of expectations. He also recommended that someone review the fuel statements for miles per gallon reasonability and other exception. He said he does have certain policies and procedures that collects a lot of the information but there wasn't documentation of certain exceptions related to the changes. The difference was followed up but weren't documented on the forms. Mayor Austin added that this was a position that Special Services Coordinator handled but through previous administrations; the position was eliminated. She brought back the position this year and that person will be monitoring the process.

Councilwoman Dugger said the particular question she was raising was from last year to now. Michael said it is representing April 1, 2018- March 31, 2019. She said to Mayor Austin that period was under her administration. Mayor Austin informed that Council that the Special Services Coordinator will be taking care of the function.

Councilwoman Jones stated that the issues regarding the policy will be added to the next Policy Committee meeting.

Michael continued that review of the comments. He referenced comment #6, related to credit cards. He said there are some lack of segregation of duties related to credit card purchases to ensure that all receipts are turned in. Michael said comment #7, referred to segregation of duties for pension recording. They recommended additional procedures related to pension recording at the end of the month. He continued with comment #8, addressing amounts transferred related to the budget. His firm recommended further review and adjustment of budget necessary for consistency. The last item was #9 in reference to the City research various liabilities on the General Ledger. He reported there are some amounts that have increased. They should be researched to make sure they are proper and reasonable.

Councilwoman Dugger asked if the audit report is available to the residents. Mayor Austin said that City is just getting it for review and approval today (at the meeting). Councilwoman Dugger asked if there would be any changes to the document. Mayor Austin responded that there will not be any changes. Councilwoman Dugger asked if it would be available today for the public to see.

Michael said he had an additional note to share. He stated in the prior year, there were 11 comments. He reported that seven of those 11 comments were resolved. He explained that the first four comments that he referenced "noted in the prior year" are repeat findings. The others are new comments for this year.

Councilman Epps inquired about the fuel issue. He asked if it was as simple as writing down mileage during the day. Michael said he thinks it comes up on the computer report. He said you have to review the fuel report at the end of the month to determine miles per gallon. Mayor Austin stated that Jim will go over it. Michael said there are a lot of numbers that go into the report. He explained you have to enter fuel usage, odometer reading (there are exception when the odometer reading is not correct). The report comes at the end of the month and it has to be verified or identify typos.

Prepared by Deletra Hudson

James Maixner explained that with the fuel issue, they were using the cards for the trucks to fuel up equipment and cans. This item has been resolved because now the department has cards for the cans, the parks and equipment. He said this shouldn't come up anymore.

Councilwoman Anderson asked a question regarding comment #6 about who was in charge of the Bank of America cards that were not being documented. She asked if they ever found the missing five receipts out to of the 38 and the two Sam's cards. She asked if it was ever found. Michael responded that he didn't think it was found. He explained that for the \$38.86, for the test, it was the total. He said it was included. It doesn't seem like a lot, but they wanted to let you know that governments and nonprofits are exempt from taxes. So, they are asked for a tax exemption letter. A lot of time the company doesn't take, or you tell them that it is tax exempt, but it is not entered right. So, the user ends up paying some sales tax. This is a reminder for the people using the cards to make sure they ask for tax exempt and double check it when they make the purchase. Councilwoman Anderson asked who should be in charge of documenting this. Michael responded that it various on the cities. It could be the departments, management, finance; it is not just one. Mayor Austin responded that each department gets their bill which is turned into the Finance Department.

Councilman Johnson asked for clarity to Michael by saying that he noted there were missing receipts, where the City could have paid more taxes but don't know because of the missing receipts and the City shouldn't be paying taxes because of the tax exempt. Michael said that was true. He said there were two separate issues. One is issue was the 5 out of 38 receipts were missing for one account and 2 out of 14 for another account which is not a high percentage. They didn't know what was on the 7 missing receipts.

Councilwoman Jones asked about comment #2. She said there was a comment about the budget exceeding 10%, there would need to be an amendment. She clarified that there were some budgets that exceeded 10% and there wasn't an amendment. Councilwoman Jones asked if the amendments are done, would there be a citing for that. Michael said the comment was just for the Sewer Lateral fund. He said the General Fund and other funds are ok. Councilwoman Jones stated that the City should be ok because they already did the amendment for that fund. Michael said the budget should be monitored for the whole fiscal year and check closer to the end of the fiscal year to make sure nothing else changes.

Councilwoman Dugger announced that if there is a resident who wants to review the audit report or notes referenced, she made her copy available to be reviewed since there will not be any amendments or changes.

Councilman Johnson asked Michael if there has ever been an amendment to an audit after it's been completed. Michael said he has been doing this business for over 30 years and that he can't remember doing that.

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

a. *Shirley Wayne, 5828 Janet*, thanked the police officer for National Night Out. She said it was her first time attending and it was an awesome event. She reported problem properties in her neighborhood: 5825 Janet - vacant property with mattress and box spring in back yard and weeds growing over the garage; 5826 & 5832 has overgrown weeds and residents live in the properties; vacant lot at 5829 and 5831 Helen. She said she has reported all of the property issues to the Building Division and wanted to follow up to see what has been done. She said there is also a dumpster on the lot that people are dumping all kinds of things into.

b. *Nancy Sparks, 7223 Sapphire*, she started her comments by asking the Council to speak clearly into their mics. She reported a house east of her house that has been vacant for about 20 years. The house is a haven for possums. She said she has fallen due to getting between her dog and a possum on three occasions within the last month. Ms. Sparks said she has incurred vet bills and roof repairs from fallen trees and fence damage. She paid to have two trees cut down when the owner before last was supposed to have the issues taken care of but didn't. Due to his neglect, she had vet bills, roof repair, and fence damage. She said it is expensive. She proposed to talk to the council to buy the property as close to \$1 as she can, then she would tear it down. She said she has been told that the property would be demolished over four years ago. She

requested to speak to someone to talk about her proposal. Councilman Johnson asked the address of the property that she is speaking of. Ms. Sparks said she didn't know. He asked her if she looks out her front door, is the property to the right or left of her house. She responded that it would be to her left. She said her concern is the getting the house down next door to her. Councilman Johnson said he would research the property and have a recommendation on acquiring it. Ms. Sparks said she is in a war zone. She said of the 16 homes on the one section of Sapphire, only eight are occupied. She said she is the only one paying her way, the others are renters. Councilman Johnson invited her to the Ward 3 meeting to share her comments and concerns. He promised to speak with her. She said has been at the address for 45 years and doesn't want to move. Councilman Johnson said he and Councilwoman Anderson will get with her to come up with a strategy to acquire the property.

Councilwoman Jones suggested to Councilman Johnson to look in City program that allowed residents to buy properties next door to them. The program suggested with the mow To Own program, which is for vacant lots. But Councilwoman Jones said it may be something to help with this issue. He gave Ms. Sparks his phone number.

c. *Terry Buford, 2601 Kinamore*, asked about the status of 2608 Kinamore. She said she was told it would be purchased by the City. Then she was told two different things would happen after that: (1) torn down; (2) put out for auction. She asked what the plans for the property are. She reported 2616 Kinamore. She said the grass was being cut regularly but that has stopped, and this is a vacant property. This property has been reported to the Building Department. Ms. Buford asked if the inspector positions and the positions in the streets and parks had been filled. Mayor responded that the Street Department doesn't have any vacancies at this time and the Building Department will be submitting recommendations to the Council for approval this evening. She said Mr. Johnson will respond to her on the addresses.

d. *Clematene Hall, 9426 Hall Ferry*, thanked the Jennings Police Department for coming out. She said she has an issue that hasn't been resolve. She asked for Councilman Wilson to look at the issue with a bus on the street. She said the bus is in the streets. People come on the weekend and they hide in the area. She said there was a guy blocking the street. She called the police because she now fears for her safety. Ms. Hall said she couldn't get out of her car because she didn't know who was in the car (that was blocking the streets) nor did she know what they had. She said she blew at the car and it didn't move she sat in her car for 30 minutes until the police came. When the police came, the man didn't get out to f the car. The police called for backup and four police cars came. The man was arrested. She said she is fearing for her safety and her community's safety. She said the bus is too big to be sitting on the street. Mayor Austin asked if the location was Dawn Court. Ms. Hall confirmed that it was. She said it is a commercial bus on the street. She also said they park the cars in the streets next to the commercial bus. She asked for a sign or something saying no commercial vehicles on the streets. Ms. Hall said there are children there and if someone came out of her driveway, they can't see coming around the area. She previously reported that she almost hit a car because she couldn't see passed the bus parking there. She asked if something could be done. Mayor Austin asked Jim to research. Jim said it there is an ordinance existing, he will put up a sign. If there is no ordinance, he would start the process to get it done. Councilman Wilson asked Jim to start the process of researching so that the situation can be rectified. He informed Ms. Hall that he would follow up after receiving information from Jim.

e. *Yolanda Pendleton, 7026 Minnie*, she asked if the City would send a flyer to the residents about the next Proposition E Town Hall meeting. Mayor Austin informed her of the existing flyer and asked if she received a copy. Ms. Pendleton confirmed receipt. Ms. Pendleton asked what happened with the people that wanted to build a nursing home on West Florissant. She was corrected that the location was proposed to be on 367 (Lewis & Clark). She said she went to look at the facility the group has in St. Louis City. She thought the facility was a warehouse. When she googled the location, she said it would not be anywhere she would want her mother to be. There was no greenery or enough area to sit out. Ms. Pendleton describe one outdoor space as an 8x10 sitting area. She asked that the City thoroughly looking into the proposal before allowing such a facility in Jennings. Mayor Austin asked Mr. Johnson if he the group had presented the plans for the building. Mr. Johnson confirmed no plans have been presented for the development.

f. *Marietta Beck, 5476 Hodiament*, stated that regarding the nursing home, they said they were cited for not keeping their floors clean. She said she thought keeping floors clean was

basic. Ms. Beck said since her last visit at the Council Meeting, she hasn't been contacted about all of the complaints she had last time nor has there been a change in her complaints. There is additional dumping taking place on the hotspot along Gareshe. She invited council to drive through the southeast end of the 4th Ward, which consist of the 5200 - 5400 block of Wilborn, Hamilton, Hodiament, Helen, and Janet. She asked how long the Building Department has been understaffed. Ms. Beck said the department is so dysfunctional it is not functional. She said she hoped the City Council would consider contracting the services with St. Louis County for the inspections. She said she spoke with the Director of Public Works at St. Louis County, Dan Dreisewerd. Ms. Beck said they couldn't help with the property maintenance, but they would focus on the building inspections for occupancy permits and she said he told her there would not be an additional fee. She said there are enough buildings where the building department should focus solely on that. She asked if there was talks of the City of Jennings dissolving and incorporating into St. Louis County, similar to the municipality of St. George. She said she encourage the City to take care of old unfinished business before considering building a new City Hall. Ms. Beck asked what was wrong with the old City Hall. She said to the Council to take care of the properties and vacant buildings. Mayor Austin responded that the Building department has been understaffed about two months. She stated that there were two recommendations for inspector being presented to the Council today for approval. Mayor Austin clarified with Ms. Beck that none of her complaints have been completed. She confirmed that we are correct. Mayor Austin asked Mr. Johnson and Jim about her complaints for Hodiament and Hamilton and report what's been done in the last 30 days.

Mr. Johnson responded with there has been numerous complaints responded to in the 4th Ward on Hodiament, Hamilton, and Helen. They have gone in to cut grass, remove trash, take care of properties as best they can. He wasn't aware of which address she is speaking of, but they have addressed a number of properties in the area. Mayor asked Mr. Johnson to call Ms. Beck tomorrow. Jim reported that about 10 properties have been cut in the 5200 Hamilton. They have also addressed properties on Hodiament. As properties come to them (Public works), they are cutting them. They try to address 20-40 a week as they come in. Mayor Austin gets a weekly report every Monday.

g. *Quincy Sistrunk, 4605 Edgewood.* - no comment

h. *Yolonda Fountain-Henderson, 8822 Sumter,* she asked why the house at 2931 Solway was boarded up constantly. It had been about a year since the trash and two derelict vehicles has been at 2932 Solway. She said a couple of months ago she reported the graffiti on Lillian. She said she was told that it was in Pine Lawn. That is not true. She asked Councilman Epps when the graffiti on Lillian was going to get taken down. Ms. Henderson said she was called about there being speed humps on McLaran since there has been a lot of high-speed chases in Jennings. She informed the person that she would bring it to the council. She asked if the City could put Linwood on the list to be paved since the residents use the street to move traffic to Linwood off of Cozens. Ms. Henderson said for the beautification of the City, something needs to be done with the island by White Castle and the one at Solway and West Florissant. You can't see cars coming up at the island on Solway. She reported that the crime is so bad that her barber had to leave the City. He business was burglarized. She said it is getting to be very embarrassing the way the City of Jennings looks. She stated the cleanup should start with City Hall. Weeds need to be pulled and not cut. She asked for the status on Eichler with the building. She also asked where is the sign that is on Lamont and Halls Ferry where there should be no parking. She stated the sign was missing and needs to be replaced.

Ms. Henderson announced the bonfire on October 11th at 5:30 p.m. near the tennis courts. Homecoming is at 11 a.m. on Saturday October 12th. The game starts at 1 p.m. She said she has been in Jennings for 42 years. She would like to see it looking better that it has been looking. She said she is receiving a lot of phone calls about how the City looks. We need to cut the grass and fix the streets.

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

Councilwoman Owens (present via phone submitted a written report)- Open with a quote: "If the people cannot trust their government to do the job for which it exists - to protect them and to promote their common welfare - all else is lost." -[Barack Obama](#)

- I would like to thank The Building Department, Public Works Department and the Police Department for all of the hard work you all do to keep the city afloat.

- Thank you Councilman Wilson for inviting me to the Mayor's surprise birthday lunch, I had a great time in fellowship.
- I would like to give a birthday shout out to the following 4th Ward Seniors: Pamela Hudson, Geneva Logan, Phyllis Burns and Pier Thompson. Thank you to the Seniors in Star residence for inviting me a surprise party hosted in their honor.
- I would like to thank First Choice Adult Day Care for inviting me to a BBQ celebration they hosted for seniors in the 4th Ward at Star residence.
- I am praying for the speedy recovery of a few seniors at Star residence who recently underwent surgeries
- I would like to thank the Police Department and City of Jennings for coming together to host another successful year of The National Night Out event.
- I had a great time at the 85th Annual Missouri Municipal League Conference in St. Charles last week. I would like to thank City Clerk, Deletra Hudson for all of her hard work in getting everything in order for the conference.
- I would like to thank Pastor Bachelor and his congregation at New Life Church for inviting me to their grand opening right in the heart of the 4th Ward off of McLaran and Clifton. Their congregation also took up a special offering for the 4th Ward to support our community endeavors. They welcome the Jennings community to come out and attend their church service (every Sunday at 2:30pm) or bible study every Thursday night at their church at 6:30pm.
- I am looking forward to the new development of 30 homes to be built throughout the 4th Ward in the near future.
- 4th Ward residents, please save the date for November 24th 2019 from 4:30p-6:30p for a meet and greet at the Civic Center. There will be free food, giveaways, fun and fellowship.
- I am working on an initiative called, Operation 4Ward (forward) to help assist residents throughout the 4th ward with yard work and more access to resources they may be in need of.
- I am looking forward to The North County Clean-Up happening on October 5th. Several 4th Ward constituents and other volunteers have agreed to come out and participate.
- I am going to continue looking into ways to address derelict properties throughout the 4th Ward.
- I am going to continue supporting businesses throughout the 4th Ward.
- Seniors at Fairview Village and Star residence would still like to see more security at their facilities.

Councilman Epps - He informed the public that if they want the Building Department and Public Works to clean up trash behind people, that will be all that is done. He said residents are going to have to start cleaning up behind themselves. People don't use the trash cans at the bus stops, couches are dumped, and no one sees anything. The people are going to have to help clean up. City resources can't keep being used just for clean ups. He said one year he had a cleanup with 35 volunteers (only one of the volunteers lived in the City). They cleaned alleys and streets. Two weeks later it looked like nothing was done. He encouraged the public to call the police when they see something. He said the Council pays taxes too because they live in the City. He said to the public to do something other than complaining. He said to pull together as a City and use your phone to call. Councilman Epps talked about the trash that was on McLaran where the garage was full of trash and trash was in the truck. The City got the call when the truck was full of trash. The City removed the trash and now more is back. Councilman Epps said the City won't get development if we don't pull together as citizens and do our duties.

Councilman Epps gave Jim the address of addressing the weeds at 6360 Laurel, the tree branches on the Ameren lines on Albertine. Jim said he will follow up on the Ameren issue. Councilman Epps asked Mr. Johnson if more trash is back in the same spot on McLaran. Mr. Johnson said there is more trash in garage on McLaran. Councilman Epps said people are living in that property.

Councilman Johnson agreed with Councilman Epps stating that this is our community and it is going to take the City to keep it in order. He announced Ward 3 meeting is on every 3rd Saturday of the month where they meet to discuss and combat these issues. He said some of the

Council members are making efforts to beautify the community. He reported that he recently graduated from the Neighborhood Leadership Fellows program with UMSL Extension where he and Councilman Wilson met some great people who are doing great work in the community. As graduates of the program, the received a Chancellor Certificate in Civic Leadership and received Proclamations from the St. Louis County, St. Louis City and the State Representative. He announced the Historical Society is looking of a Treasurer and Secretary, and new members. The organization meets quarterly and the next meeting is second Tuesday, December 10th at 6:30 p.m. He said he would pay half of the membership for those who join. He visited Height Park Neighborhood Association meeting to see some of the things they are doing with their issues with trash, grass, and vacant properties. He learned some things that he shared at his ward meeting, which included creating a 3rd Ward Neighborhood Association. He invited people in Ward 3 to come to the next meeting to learn more.

Councilman Johnson said there is a new Senate Bill 203 which addresses if you are next door to a vacant property that you know is abandoned, you can cut the grass without trespassing. This is some of what he learned at the Height Park meeting. He also learned about receiverships to get some of the properties, turned them over to developers to try to get occupied. He announced a "Say NO to Bully" event this Wednesday, September 25th from 6-8 p.m. at Jennings Jr. High hosted by the Youth Commission. He announced there is a zoo coming to North County. There is a public input meeting on September 24th, 6-7:30 p.m. at 12385 Larimore. He invited residents of the 3rd Ward to contact him to help solve problems in the Ward. He provided his personal phone number.

Councilwoman Anderson said at the 3rd Ward meeting, there were concerns about the registration of dogs at 2106 McLaren on the dog getting out and chasing the residents. She asked Jim if they can get back together and figure out the schedule for the street cleaning, which days for each Ward. She reported grass issues at 8340 & 8339 Osborne and asked Jim to investigate the issues. She announced the North St. Louis County Community clean up on October 5th from 10 a.m. - 1 p.m. The Cleanup will start at Jennings & Hall Ferry to Pine Lawn. Then they will meet at 2 p.m. at Koeneman Park where Senator Brian Williams, Corey Bush, and the following Mayors: Dellwood, Wellston, Moline Acres, Vinita Park and Northwoods and others will be there. Hopefully they can talk more and get ideas about some of the issues being discussed at this meeting.

Councilwoman Dugger said she was giving five of her minutes to the public. She said each person that comes to speak would have one minute to speak if they still wanted to say something to the Council. The first person to speak was Yolonda Pendleton, 7026 Minnie Ave., said to Councilman Epps that she did not think that he should put everyone in the box by saying they don't do anything for their community. She said she knows how to get people off her block who make noise when driving down the street, don't cut their grass, or have loose pit bulls. Ms. Pendleton said that Councilman Epps can't say that as a whole for the 4th Ward. The next person to speak was Ms. Beck who said she doesn't appreciate the insinuation of Councilman Epps saying the people need to do something. She said the complaints are about the people who are living in the buildings and putting trash in their own yards. Ms. Beck said she has called City Hall. She didn't sit back and let it accumulate for months and months. She said she has called the Building Department and spoke with Corey and Margie. There has been one complaint that has been going on since November about a mattress and box spring in the yard of an occupied house. After the comments of the public, Councilwoman Dugger said she wanted to allow that time because the public has the right to say what they feel about what is going on and what they want to see happen in their City. She said each council person is responsible for a ward but overall, they are responsible for the City. She said to the public this is their time to let the Council know where they are falling short. Councilwoman Dugger said if the public had a concern, they shouldn't have to wait another 30 days to say it.

Councilwoman Dugger said she is not getting a lot of complaints in Ward 2. She said she understands that just because it is not in Ward 2 doesn't mean it doesn't affect them. They are all driving around and see the derelict properties and weeds. She agreed with the public when they said they are looking at the City like that but there are talks of taxes and building new buildings that the Council has never discussed talking about doing as a whole. Those are things that the public should be concerned with. She said she is always available for those questions as well. Just because you may not live in Ward 2, she said it doesn't matter. You can call any of the council members and talk with them about your concerns. They should be heard and addressed. You should not have to come back every month and complain about the same issues.

Councilwoman Dugger said she doesn't have that in Ward 2. There are things that they must get correct and a lot of times she gets them corrected before coming to the meeting to make sure the resident is taken care of. She announced that she attended the state municipal league conference that took place a week ago. She explained to the public that the conference is for elected officials to go to find out what the laws are, how you are supposed to run your city, talk amongst others from other cities throughout Missouri and find out how to best serve the community. She said there were interesting classes on economic development, sunshine law requests, and fraud. There is a lot of information that elected officials have and it has to do with State laws. That's what the council is supposed to keep the state abreast of, which the state is requiring along with the ordinance the Council brings forth to the community. She said the tax dollars pay for that. The Council is supposed to go and keep the residents informed on what they are doing. She said there is not much in Ward 2 to report.

Councilman Wilson wished Lola Nash a Happy Birthday. He recognized Jim and expressed appreciation for him getting the barricade that separate the City on Parklane. He understands that they will later do something permanent at the location. He thanked Mr. Johnson for contacting someone at the Urban League about the trash by the trash can. He saw that it was removed. Councilman Wilson asked Mr. Johnson what was going on that caused the trash issue. Mr. Johnson responded that one of the tenants in the strip mall was using a grease dumpster for trash, which encouraged others to dump trash there as well. Councilman Wilson asked Jim to contact someone from St. Louis County Public Works and complain loudly. He explained to the public that St. Louis County Public Works maintains the main streets that are not Jennings streets, such as Lucas & Hunt and Jennings Station Road. He said they are cutting the grass and leaving piles of grass on the road. He said he plans to attend the County Council meeting complaining about it as well. He announced that the

Stanley Cup coming to the City of Jennings on October 8th at the Jennings Jr. High and High School. He said he also attended the MML conference. Councilman Wilson explained that the Municipal League has a program where, if you attend a certain number of classes, you become a Certified Elected Official. He announced that he completed the requirement and is Certified Elected Official. He will get his plaque and certificate at the next conference in Kansas City (next year). He also completed the Neighborhood Leadership Fellows Program, where he learned a lot and networked with other leaders in the community and promise zone. There were leaders from the City and the County, making up 25 cohorts in the program. They graduated last week and received a Chancellor Certificate from UMSL. He said the opportunity to network with likeminded leaders in the community was a phenomenal experience and he encouraged anybody in the community to take advantage of the opportunity. Councilman Wilson said that he and Councilman Johnson has expanded their network of leadership to help come up with different ideas to move the City of Jennings and region forward. He explained that their group projects had to be tangible projects. His group came up with an ordinance that they will be lobbying on the State level, County level and here in Jennings. It is a Community Benefits agreement. When a big company comes in, they take money but don't put things back into the community. The proposed ordinance will change that. He said he will bring more information because he will present to the Policy Committee.

Councilman Wilson ended his report by stating to the public that he got drained by a lot of the issues. He said he understands their feelings and that's why he decided to get involved. He said it is the public's job to tell the Council what is wrong, but the community is in the fight together and on the same team. As Jennings residents, he considers everyone as Jennings Teammates. He explained that he used to play football and baseball. He said that when a team member isn't pulling their weight, the team must give them a push. But at the end of the day we are a team. So along with letting the council know what is going on, he asked that together they come up with sound solutions and everyone can do their part. He encouraged the public to do things as a team. He welcomed the first-time attendees to the meeting and encouraged them to bring someone to the next meeting. Councilman Wilson announced that the city has standing meetings that occur monthly. He encouraged them to look at the board and visit the website. He also informed the public that they can find and connect with some council members on social media as well.

Councilwoman Jones said the electronic sign on Lucas & Hunt is great for communication on the other side of Jennings so that people know what's going on. It helps with information for Ward 1, which is her ward. She said she was glad to see the sidewalks being done on the Lucas & Hunt. That project took a long time to happen and was much needed. The sidewalks were

deplorable. She thanked Jim for his efforts and responding when called, with enthusiasm and a smile. She said she appreciates it. Even when he is on vacation, he takes calls.

Councilwoman Jones announced she just attended a workforce conference at Washington University where they were discussing the outlook for the region, in terms of the workforce. There is a concern about the workforce in the region because there are not a lot of people graduating from high school going to get jobs. There are a lot of jobs that people are not able to get because not everyone gets a college degree. During this conference, they talked about Jennings and the model that they have at the Jennings High School, Dr. McCoy and the innovation that they have in the Jennings district. She said people pay millions of dollars to move into areas with good school districts. People want their kids to go to schools in good districts. She said Jennings has that in its favor. The school district is up and coming and attractive to people coming to the area. There is affordable housing and a decent education for the children, along with innovative things going on. Now the community needs to wrap services around them. She said we must now look at what the community offers the children. There is not a recreation center in the community, but Bellefontaine and other places have things for children to do. She said she is heartbroken about what is going on with children in the community. Councilwoman Jones said that in her professional life, she works at Better Family Life as Vice President of Youth Services. She said to see the children in the community who have been recently killed, there must be more for other children to do in the community. So, the talk of our tax dollars going towards a recreation center that gives facilities for children and families to stay in the community, do healthy and recreational things, it is something that needs to be thought about and considered. She said if the city gets the recreation center or not, it will not get the streets paved any faster. Councilwoman Jones said they need to look at how the budgets are laid out because the money will come from a different pool of finances. She said she would like to have more conversations about how the taxes are broken down. She announced that Ward 1 is looking to have a ward meeting on October 1st. That may be a time to start those conversations in a smaller forum. She said they are willing to have those conversations.

Councilwoman Jones announced that the Governor was in the area over the past week. She said they had conversations with him around crime. He will have a new initiative starting October 1st that starts with boots on the ground and highway patrol. She expressed concern of whether Jennings is going to get anything with the boots on the ground. There are a lot of high-speed chases in the area. There are talks about speed humps, which she said she is not a fan of. She said the city needs to come up with a crime plan and ask for what we want. She said Walgreens is closing 200 stores. She talked to the manager to find out how they are determining which stores to close. The manager responded that the stores with high theft. She said theft in Walgreen is ridiculous. She has been in the store on several times when the thefts occurred. She doesn't know what to do but we need to come up with something. The speed humps may help to slow down the traffic.

Councilwoman Jones reported some electricity outages in the area, particularly Jennings Station Road. She asked Jim if he knew what was happening with the electricity being up and down over the past four days. Jim had no response. She asked Jim to research the outages with Ameren.

She again announced a potential Ward 1 meeting on October 1, before the Community Clean up on October 5th. She asked the public to watch the board for the information. The residents may have input on clean up areas that need to be shared with the City. Homecoming is on October 12th and the Stanley Cup is coming on October 8th.

The Police Athletic League (PAL) is looking to put together a soccer league. She encouraged the public to look out for more information. She said she doesn't know of one of the councilmembers who are not trying. They may have different ways of doing things. They all have their own strengths. Whatever happens in one ward affects all of wards. She encouraged the council members to keep working together for the good of the whole city.

Councilman Stichnote announced the Sr. Commission September Bingo on this Thursday from 12-2 pm. October 26th is the Trunk or Treat at Koenenman Park from 2-4 pm by pavilion. He announced that Mayor Austin was in the St. Louis American this past week. Councilman Stichnote informed the public that if they have issues and call City Hall or Building Department but can't get any results, call their council person.

4. Mayor's Reports

Mayor Austin welcomed Chelsea Draper, City Attorney, sitting in for Sam while he was out for the birth of his daughter. Mayor congratulated Sam and his wife on the birth of their daughter. She thanked the department heads and council members who have been working hard to move the city forward. Mayor Austin informed the public that the city has gone through the processes of mailing things. In the past when things were mailed, there was a lot of returned mail. She asked the community to help get the word out. Information is on the website and the two marquees. She encouraged the public to leave email addresses with the City Clerk so that information can be emailed. She congratulated Councilman Wilson, Councilman Johnson and Jennings resident, Marcelle Scales, Ward 3, who attended the Neighborhood Leadership Fellow program with UMSL. Mayor announced that the city has been having meetings for Census 2020. She wanted people to know that the census is coming up in April 2020. The city has a committee and sub committees. She named the different committees. The goal is to get the word out so that as many people can be counted as possible. She said there are also jobs available with the Census. She asked the public to share the information with those in need of employment. She reported that 10 years ago, Jennings ranked #15 out of 88 St. Louis County Municipalities with a population 14,712. The goal is to make sure people are counted.

She announced the at the St. Louis County Police, Jennings precinct, will host a cookout and gun lock give away on October 26th, 10am -2 pm on the Schnuck lot at 8037 West Florissant. Mayor Austin announced the Town Hall Meetings regarding Prop E - Economic Development Sales Tax. She encouraged the public to get the flyers and share the information.

Mayor Austin announced that she has been appointed by Sam Page, St. Louis County Executive Director to be on the Criminal Justice Coordinating Council. She read the functions of the Council and encouraged the public to send recommendations and suggestions to her for the monthly meeting. Mayor Austin named the other members on the Council, which consist of about seven members and two county representatives.

D. MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman Wilson, second by Councilman Epps, the Council voted in favor to approve the monthly departmental reports.

E. REPORTS OF COMMITTEES

1. Ways and Means & Public Safety Committee

Councilman Wilson reported that the committee met prior to the council meeting. The items discussed included: (1) the Public Works purchase of barricades. The bids were under \$10,000 and did not require Council's approval but the bid information was included for the Council's review. (2) a new Aramark agreement that reduces the cost of services for uniforms for the Public Works department. The Special Services Coordinator, Dianna Drake, was able to negotiate a savings on the agreement of approx. \$14,000 with the new agreement. Dianna was able to lower the weekly cost from \$700 to \$400, resulting in a savings of \$300 weekly, \$1200 monthly, \$14,400 per year. The Public Works uniforms will be updated to a high visibility shirt, in compliance with Federal standards. Councilman Wilson explained the initial set up costs and stated that the costs will come from the Public Works uniform budget.

On the motion made by Councilwoman Jones, second by Councilman Stichnote, the Council voted all in favor to approve the new Aramark agreement.

Councilman Wilson said the staff bidded out the auction of service cars and equipment. The company that was selected has a State contract and it doesn't cost the City anything and takes the process out of the hands of the City staff. He asked Jim to further explain. Jim reported that the staff reached out to a couple of different companies for bids. The company selected is Purple Wave. They conduct auction for government entities. They post things on their website. The City had the items stockpiled in the city building where the old machine shop and gas station are located. Purple Wave is under state contract. They will put everything online and have an open and closing for the bids. When it is done, they will get what they make and our obligation by the State will be complete. Then anything remaining can be opened to the residents (public) by the City. Jim explained that this process doesn't require us to move anything and the process is simpler than it was with the previous company used by the City. Things are online and the company takes care of everything. Councilman Wilson stated that there was no action needed.

This was information so that everyone knows what is going on. Councilman Johnson ask what happens to the items that don't sell at the auction. Councilman Wilson responded that the items would be sold on their website.

Councilman Wilson also informed the public that the committee discussed the RFQ for professional design services. He informed the public that the City passed an ordinance to move forward with pursuing the possible building of a new City Hall and Recreation Center. Part of the process of during so was having someone put that together. He said what we are doing now is not actually building the building. We are putting the proposal together. In order to put the proposal together, we must have proper specifications, pricing, and community engagement. You can do community engagement without a product. So, part of the process is bringing on a design team and architectural firm. The City posted an RFQ (Request for Qualification). The city got responses from companies who presented their qualifications. He said KAI is the company present who exceeded the qualifications. Now is time to negotiate services. Then there will be a proposal for Construction Management. He said this is all new to the City considering the last building built was the City Hall.

2. Public Works & Building Committee

Councilman Epps reported that there has not been a meeting. He said the solid waste and public works committee will meet within the month. He informed the Council that they should have received a copy of the current waste contract with Waste Management, where the prices and services are highlighted. He asked the council and residents to provide their input on anything that they want to change or add.

3. Parks & Recreation Committee

Councilman Stichnote reported there was a meeting on September 15th. He said there were two items on the agenda: (1) Approval of the bid for Sievers Park Improvement project. Bids opening was held on August 21st. The lowest, responsible bidder was Meddler Developer LLC. The budget for the project was \$650,000 and the lowest bid came in at \$799,000. Ken Kietel worked with the contractor to reduce the project cost by making changes without changing the overall project. Councilman Stichnote reported the second agenda item was the (2) Park Budget. The Park Tax budget provided by the Finance Director shows there were funds available to complete the Sievers Park improvement project.

On the motion made by Councilman Wilson, seconded by Councilman Johnson, the Committee voted in favor to recommend to the City Council to award the Sievers Park Improvement contract to Meddler Development LLC as Construction Manager of the park improvement.

4. Policy and Ordinance Committee - Councilwoman Jones reported no meeting.

5. Municipal League

Councilman Wilson reported that the Municipal League General Meeting location was changed from Ballwin to Maryland Heights. The meeting is this Thursday and he will forward the information for those interested in attending. He reported that he, along with Councilwoman Dugger, Mayor Austin, Councilwoman Owens, and Deletra Hudson, City Clerk, attended the Municipal League Conference held in St. Charles MO. Next year, the conference will be held in Kansas City.

6. Planning Commission - Councilman Johnson reported no meeting

7. Youth Commission - report was included in the packets

8. Senior Commission - no meeting.

F. LEGAL BUSINESS (Proposed Ordinances)

AN ORDINANCE OF THE CITY OF JENNINGS, ORDERING THE LEVYING AND ESTABLISHING THE RATE OF THE MUNICIPAL TAXES FOR MUNICIPAL PURPOSES AND WEST FLORISSANT BUSINESS DISTRICT TO BE COLLECTED FOR THE YEAR OF 2019.

There was a motion for the first reading made by Councilwoman Anderson, seconded by Councilman Epps for Bill #2583. Chelsea did the first reading of the ordinance. On the motion

Prepared by Deletra Hudson

made by Councilman Epps, seconded by Councilwoman Anderson for the second reading, Chelsea did the second reading of the ordinance. Mayor Austin asked if there were any more discussions. By the following roll call of council members, Bill #2583 became Ordinance #2522: Stichnote, Jones, Wilson, Anderson, Johnson, Epps; Dugger abstain; Owens present via phone, not voting.

G. UNFINISHED BUSINESS - none

H. NEW BUSINESS

1. Approval of the acceptance of the 2018-2019 audit

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the Council voted all in favor to accept the 2018-2019 audit.

2. Approval of the Professional Service Agreement with KAI

Mayor Austin invited Michael Kennedy, Sr., owner of KAI, to speak to the Council. He provided an overview of the 40-year old business that has offices in St. Louis City, St. Louis County and Dallas, TX; Omaha NE; Atlanta GA. He said they look forward to working with the City on the project.

On the motion made by Councilwoman Jones, seconded by Councilman Stichnote, the Council voted all in favor to approve awarding the professional design services agreement for the new municipal city hall and recreation center to KAI.

3. Approval of the contract with Mettler Development LLC for Sievers Park Improvements

On the motion made by Councilman Stichnote, seconded by Councilman Johnson, the Council voted all in favor of the approval of the contract to Mettler Development LLC for the Sievers Park Improvements.

4. Resolution of the City of Jennings, Missouri, naming September 23, 2019 and each successive September 23rd as "Marrio Gardner Day" and adopting Switzer Avenue in the City of Jennings, Missouri, on behalf of Marrio Gardner

On the motion made by Councilwoman Dugger, seconded by Councilman Wilson, the Council voted all in favor of the proposed adopting of Switzer Avenue (Goodfellow to Jennings Station Road).

5. Approval of a Special Event Permit for a car show at Koeneman Park

On the motion made by Councilwoman Anderson, seconded by Councilwoman Jones, the Council voted all in favor of the approval of the special event permit for the car show.

The representative of this request was present. Councilman Wilson asked what goes on at the car show. He responded that different car clubs from different cities and location meet to put their cars on display, judge them, and give trophies. There is an entry fee for those participating. They chose Koeneman Park because he is a resident and last year's show was there and it was a success. He controls the music and cleanliness. Councilwoman Jones asked about security. The representative said St. Louis County comes through the park.

6. Approval of a Special Event Permit for a Community Family Day - New Paradise Missionary Baptist Church

Imani Miller, member of the church, spoke to inform the Council that on October 13th, they will celebrate "Community Family & Friends Day", where there will be food, games and other activities.

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the Council voted all in favor of the approval of the special event permit.

7. Approval of the monthly bills for payment

Councilwoman Jones questioned the two checks to the West Florissant Business District, check # 045617 & 18. The two checks were for the same amount on the same day on page 3 of the check history. She asked if that was correct. Brenda said there should be one check for \$14,000 and the other may be a voided check. She said it would be reversed.

On the motion made by Councilman Wilson, seconded by Councilman Epps, the Council voted in favor by the following roll call of the council members for approval of the monthly bills with the correction: Stichnote, Jones, Wilson, Anderson, Johnson, Epps; Dugger opposed; Owens present via phone, not voting; none abstaining.

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

On the motion for Councilwoman Dugger, seconded by Councilwoman Jones, the Council voted in favor by the following roll call vote of council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Epps; Owens present via phone, not voting; none opposing nor abstaining

I. MAYOR'S CLOSING REMARKS - Mayor Austin thanked everyone who attended and stayed for the meeting. She announced a five-minute break before closed session.

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

After a brief recess, the City Council members met in closed session. Also present were the Mayor Yolanda Austin; City Attorney Representative, Chelsea Draper; and City Clerk, Deletra Hudson.

PERSONNEL

Hire Full Time Code Enforcement Inspectors

On the motion made by Councilman Wilson, seconded by Councilman Johnson, the City Council approved the recommendation from the Director of Housing and Economic Development, to hire Joseph Cazzell as the full time Code Enforcement Inspector pending all background and pre-employment screenings. The recommendation was approved by the following roll call vote of council members: Stichnote, Jones, Wilson, Johnson, R. Epps; Owens was absent; Dugger and Anderson voted against; none abstained.

On the motion made by Councilwoman Jones, seconded by Councilman Johnson, the City Council approved the recommendation from the Director of Housing and Economic Development, to hire Casionia Peebles-Miller as the full time Code Enforcement Inspector pending all background and pre-employment screenings. The recommendation was approved by the following roll call vote of council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, R. Epps; Owens was absent; none voted against nor abstained.

K. ADJOURNMENT

Councilman Wilson and Councilman Johnson left the meeting at 9:50 p.m. Councilman Epps left the meeting at approximately 10:00 p.m. The meeting ended due to a loss of a quorum.


Yolanda Austin, Mayor

Attest:


Deletra Hudson, City Clerk