



**SPECIAL CITY COUNCIL MEETING
TELEMEETING VIA ZOOM VIDEO
Monday, March 30, 2020 – 4 P.M.**

A. OPENING OF THE MEETING

1. Meeting called to order at 4:00 PM

- 2. Roll Call – Councilmembers present:** Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

Also present Mayor Austin; Sam Alton, City Attorney; Deletra Hudson, City Clerk

Councilmembers absent: Francine Dugger

Mayor Austin requested a moment of silence for Corrections Officer Brad Maassen who lost his life suddenly on March 30, 2020.

B. Agenda Items

1. Approval of the IT contract with ArchTech

Approval of the recommendation by the Ways and Means Committee to approve the IT Contract for Archtech.

Motion by Terry Wilson, second by Rodney Epps.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

2. Approval of the website contract with SOCS

Approval of the recommendation by the Ways and Means Committee to approve the website hosting contract with SOCS.

Motion by Terry Wilson, second by Miranda Jones.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

3. Approval of the solid waste Contract with Republic Service

Council discussed the approval of the contract for waste collections with Republic Services with the amendment to have the City Attorney and City Clerk's Office negotiate changing the start date to July 1, 2020 as opposed to June 1, 2020, due to the fact that Waste Management has sent out quarterly bills to residents that include services for the month of June.

Staff also needs to contact Waste Management for an extension to include services for the month of June as opposed to ending the contract on May 31, 2020.

Approval of the recommendation of the Solid Waste Committee to approve the contract for waste collections with Republic Services with the amendment to have the City Attorney and City Clerk's Office negotiate changing the start date to July 1, 2020 as opposed to June 1, 2020.

Motion by Rodney Epps, second by Terry Wilson.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

4. Approval of the contract extension for the Economic Development Contractor

Motion made to extend the Economic Development Contract for Irvetta Williams to June 30, 2020 was approved by the Council.

Motion by Allan Stichnote, second by Terry Wilson.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

5. Approval of the 2020-2021 Budget

Approval of the 2020-2021 Budget as presented by the Finance Department as a recommendation to the Ways and Means Committee with the corrections made by the Finance Director, Brenda Williams

Motion by Phyllis Anderson, second by Terry Wilson.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

6. Approval of monthly bills for payment

Approval of the monthly bills for payment as presented by the Finance Department.

Motion by Phyllis Anderson, second by Terry Wilson.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

Motion to amend the agenda for cause to add a line item transfer from Public Works to the Finance Dept.

Motion by Terry Wilson, second by Miranda Jones.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

Approval of the recommended line item transfer from the Public Works Dept. to the Finance Department in the amount of \$18,500.

Motion by Terry Wilson, second by Phyllis Anderson.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

C. Adjournment

1. Motion to Adjourned

Motion by Phyllis Anderson, second by Miranda Jones.

Final Resolution: Approved

Yea: Allan Stichnote, Aja Owens, Gary Johnson, Miranda Jones, Phyllis Anderson, Rodney Epps, Terry Wilson

Meeting adjourned at 4:22 p.m.

Approved by:  Attested by: 

Yolanda Austin, Mayor

Deletra Hudson, City Clerk



Minutes of the City Council Regular Meeting
Jennings City Hall
February 24, 2020
Regular Council Meeting 7:00 p.m.

The two thousand four hundred and first meeting of the Jennings City Council was held on Monday, February 24, 2020 at 7 p.m. at Jennings City Hall.

A. REGULAR MEETING

1. **Call to Order-** The meeting was called to order at 7:02 p.m.
2. **Pledge of Allegiance** - The public stood for the Pledge of Allegiance
3. **Roll Call**

Council members present: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Gary Johnson, and Aja Owens.

Council member(s) absent: Rodney Epps and Miranda Jones.

Also present: Mayor Yolanda Austin; Deletra Hudson, City Clerk; Sam Alton, City Attorney

4. Approval of the Agenda

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the Council approved the agenda for the meeting.

5. Approval of the minutes from the Regular Meeting of January 27, 2020.

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the Council approved the minutes from the Regular Meeting of January 27, 2020.

Mayor Austin took this time to read the Decorum, the Enforcement of the Decorum and the Penalty from Section 2-30, Section 2-31, and Section 2-32.

Mayor Austin introduced the City's new Director of Housing and Economic Development, Schona McClellon. She invited Ms. McClellon to step to the microphone. Schona greeted the Jennings residents, Mayor Austin and council members. She introduced herself and said she was happy to be here, coming from Evanston, IL which is a North Shore suburb of Chicago. She worked there for over twenty years in various positions, served on different economic development boards and programs.

B. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS AND REQUESTS

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

Paula Dunlap, (no address given) - stated that she came to the meeting to discuss the Building Department. She asked if the City's inspectors must be ICC certified in residential and commercial, and if not, why not and if the one that is in charge now. She stated that Corey was walking around saying: he was the "new chief in town"; you must go through him; what went on prior, was not

going to be allowed to happen. He introduced the inspector that he was training as his “mini me”. Ms. Dunlap said it was sort of frightening to hear him say those things.

Ms. Dunlap wondered where he got his training. She said he walks into a house and is rude to people or does not speak to people or throws his weight around because he has a badge. Ms. Dunlap questioned if he has the right to do that when he comes out to inspect their places. There are a lot of the landlords in Jennings who are saying they’re going to sell their property because they don’t want to tolerate this.

Ms. Dunlap said that she had an inspection on Friday, which took her a month to get scheduled. She went on to compare the process to what it was when Mike, Henry, Kevin and Tony were with the City. She said it never took a month. Ms. Dunlap expressed her disappointment with not receiving a punch list prior to her inspection. She said that residents pay \$50 for an inspection, only to hear that they are not going to be given a punch list. She said they pay \$50 for an inspection; the first list is a punch list. The first list is a list telling you all the things that are wrong with the property. She said a lot of times you can overlook things or forget some things. Of course, the inspectors can say, “Hey, you forgot this and we’re going to have to come back.” She said that she has had Corey say to her, “I am not going to give you a punch list and I will go ahead and cancel this. You will have to reschedule.” She said no, why didn’t he just go ahead and inspect the property since she did have all the utilities on, that way when he came back, she would have all the things corrected and she could go ahead and get these people an occupancy permit.

On Friday, when she had the inspection for the property at 8732 Emily, everything went well and at the end of the inspection, the young lady inspector said let’s walk around the house. So, they walked around the house and when they got to the electrical meter, she stopped me and she said, “Oh, you’re going to have to change this. You’re going to have to upgrade your meter socket.” Ms. Dunlap asked what’s that and why, because if that was the case, her power is on and if it was a safety issue, would Ameren turned on the power in order to have the inspection. Ms. Dunlap asked why it was a safety hazard. The young lady said it was something new that Jennings just passed an ordinance on. She asked what ordinance and if we need to do something about it, did the inspector have any paperwork to show her where it is. Ms. Dunlap said she had a homeless family wanting to move in, a tree fell on their house and so, they’re waiting on this house. She said she’s calling around to find out more about the electrical meter situation. She asked the Council didn’t they think that if it was a safety issue, that Ameren wouldn’t have turned the power on.

Mayor Austin stopped Ms. Dunlap because her time was up and verified the address in question was 8732 Emily. She then addressed Schona and Jim, asking them to follow up with Ms. Dunlap on the following day. Ms. Dunlap asked if she could submit photos to Jim and Schona for review of the meter. Schona received the photos.

Brenda Madison, 8713 Emily, stated that she was at the last council meeting and discussed the windows on the sun porch. She said she was told that she could enclose the porch. However, she felt that it’s difficult for her to trust the inspectors. She felt that if she enclosed it, that it could lead to another problem. So, she has elected to not enclose the porch.

She checked with St. Louis County for their opinion and they told her that they do not require a window to be operable on a sun porch. She also talked to Maryland Heights, the City she resides in, and they said they do not require operable windows on a sun porch. So, she is trying to figure out where is the code that states it, here in Jennings. She said this would make her spend a lot of money putting in windows for an area that is not a living quarter. She said the inspector, Casey, that came out said that her tenant told her that yeah, someone lives there and was sleeping on that porch. Ms. Madison said that her tenant did not tell Casey that. Casey has also told her to ground the outlet on the sun porch. She said she has been told to install a GFI, her electrician has questioned her why he is installing one, when it is already in existence. She feels that there are a lot of inconsistencies on the way things are interpreted here and she feels that there should be more experienced inspectors here.

Mayor Austin asked Ms. Madison if St. Louis County and Maryland Heights are on the same codes as Jennings. Mayor Austin asked Jim to address this issue.

Ms. Madison said she does understand that Jim is an acting inspector that works in a totally different department. Jim said he is working with Schona right now, getting her acclimated to what

is going on in the department. He said he was personally with Casey on that inspection, the GFIs did not trip when the button was hit. That was a safety factor and windows in all porches must work. When he was there, he noticed a bed in that room with sheets on it. Brenda said she never saw sheets on it. Jim said he was there. She said that she thinks that if you have a sun porch, you could put whatever you want there. Jim agreed. She continued saying, you could put a couch out there, you could put a bed, but at that time, it was too cold to sleep on the porch. She said she thinks when they moved in, they set something there and it was misinterpreted as a sleeping quarter. Jim said he would do the research and get back with her. He explained that if you're doing any occupancy, whether it is a sun porch or anything like that which has doors or windows, they must be operable.

Mayor Austin said to Jim, make sure that Brenda gets the codes they are talking about. Jim said he will find out and contact Maryland Heights. Mayor Austin said that Jim was able to get back with her after the last meeting and will do so again.

Gary Brooks, (no address given), stated that he was an associate of Ms. Dunlap and Ms. Madison. He does a lot of work to their buildings, and he was amazed that any of the things they are coming up with, that Jennings is doing. He has been around the building trade since he was nine years old, and pretty much knows anything that goes on with a building, inside and outside. They're saying they wanted two outlets in a room, but now they are saying they want a third outlet in a room, when there were two in there in the first place. So, that means you are going to have to get an electrician and do more wiring, and you're adding more stuff on to it. He said he just finds that it is so difficult for these people, and they are afraid to do anything, because they are afraid the inspectors are going to turn them down; going to deny them, they're going to do all kinds of stuff. People are afraid out here about this, the inspectors that you have. The disrespect the inspectors have when they come to you, years ago the other ones were nice gentlemen that would speak and talk to you. But now they just walk in, look around and don't speak half the time, and it's terrible, and he thinks something should be done about it. He thanked the city council and the Mayor.

Shirley McFarlan, (no address given), stated that she was referring to the house that Ms. Dunlap was talking about. Her daughter is the lady whose house was hit by a tree, all the way back to the day before Thanksgiving. Ms. Dunlap offered her house to her and she has been trying all this time to get it up to code. Shirley said it seemed like Ms. Dunlap cannot please you people. It's really kind of sad, and she is giving the rest of her time to Ms. Dunlap.

Ms. Dunlap approached the podium. She said when a house is vacant, we try to accommodate the residents here and the City. When a house is vacant, they become vandalized; when they become vandalized, they steal our central air units, right now she is missing five units off five properties. The insurance is hard to get out here because of all the vacant properties around the neighborhood. It is hard to get the insurance company to insure us, so a lot of times we have to take the properties when they are vandalized and eat that. She said she cannot call the insurance company every time her house has been vandalized or central air units are stolen. She said that she cannot come to the City; like she said, a tree fell on her daughter's house and she asked me for a place, and she thought she was right there at it, but then Casey said, no we have to do this. Then she called around to find out what it would cost, some of the money we unnecessarily spend we could be using towards a bus system for these kids that have to walk from the south end of Jennings all the way to the school, why don't we put the money towards good use like that if you guys want more money. She said the taxes out here are already expensive, let's put the money to some better use. If Ameren said the way the meter is now is ok, they would've been the ones that said, "Hey, you need to change that." They never would've given me power. She stated that we have so much more to work on, if we have a code enforcer, she didn't know what Corey's title was, if he was a code enforcer, he should enforce the codes of grass, the people walking around with all these dogs and don't have them licensed; if he's not licensed in the Building department properly, why don't we get people that are properly licensed as building inspectors, and come out and treat us properly, versus having landlords trying to say that they are going to sell their property because they are afraid of him. Ms. Dunlap said that's unfair to us, we buy property to try to bring people back to Jennings, not to be harassed by an inspector or somebody that's trained, saying "this is going to be my mini me." She said we don't want her to be stupid like you, we want people with some sense and to treat us like we are people. She said we bring people back to the City, and she wishes that the council would investigate this, because this is a problem. Just to push this on somebody at the end, when she picked up the Building department form, she tried to follow everything on the list, as soon as the inspection was over

she said let's walk around, then you hit me with the meter. Ms. Dunlap said well, if the meter wasn't a problem, Ameren would've never given her electricity. Can't we find something else wrong beside this and she expects the city council and the Mayor, all of them have asked her to vote, she makes sure every single one of them she has voted for.

Mayor Austin informed Ms. Dunlap that her time was almost up. Ms. Dunlap said she wanted the city council to investigate this and she would very much appreciate it because it is unfair to her and her residents.

Dan McFarlan, 8932 Gillette, stated that Ms. Dunlap is his family's landlord. Awhile back she was accused of being inadequate as a landlord, he said that they have not found that to be true. Every time they have needed service or whatever it has been, she has always been able to take care of it, and promptly, and gotten the right people to do it. He said they appreciate her as a landlord and asked how much time he was allowed. Mayor Austin replied that he had three minutes. He said he would like to give the remainder of his time to Ms. Dunlap.

Ms. Dunlap said so cost effectively she called around to get pricing on the replacement meter, the cost is over \$800. She said again she cannot understand why, Ameren did not say anything about the meter and why the inspector said this is a new ordinance that was passed, that the meter must be changed.

Mayor Austin said to Ms. Dunlap that she believes that she was present at the last meeting when the electric meter ordinance was passed. Ms. Dunlap said she was sorry, she was so worked up over Corey and how he was treating the residents out there, that she probably missed that one. Ms. Dunlap told the Mayor that she should have said, "Hey, make sure you've got that meter together, did you know that it had changed." Ms. Dunlap said she didn't, she picked up the paper and she was thinking, wow, for once, she was pretty much on point, but when the inspector left, these people are homeless. The tree fell on their house right here in Jennings and they called and asked her about a place. She told them that she had to get it inspected so she could get an occupancy permit. She said they got everything going and then this, and again she is asking, if the code enforcement inspectors are ICC certified, do they have that in order to be inspectors.

Mayor Austin asked her if she was aware that they don't. Ms. Dunlap said she was asking her, she's the Mayor and is supposed to know, that's why Ms. Dunlap is asking her. Mayor Austin replied that Corey does have certification. Ms. Dunlap asked what certification he has. Mayor Austin said she does not have that information in front of her. Ms. Dunlap said as a resident of Jennings, she wants to know if he is licensed in property maintenance because if he is only certified in property maintenance, then that is only for grass, weeds and trash, and he should not even be in homes doing inspections nor should Casey. Mayor Austin replied that yes, Corey is licensed and certified. Deletra Hudson, City Clerk, confirmed that information for the Mayor. Ms. Dunlap asked so, Corey has all the proper certification, like a barber must have a license, the inspector come in and she has to check to make sure they are certified. She asked also if the inspectors need to recertify, do they have to take classes periodically. So, if somebody comes in and asked to see his license, she figured that most people would ask that about him, because of his treatment of everyone, where is his license.

Mayor Austin informed Ms. Dunlap that her time was up. Ms. Dunlap asked if Casey was licensed or if she was on-the-job training. Mayor Austin replied that she was in fact training.

Teresa Lowman, 5513 Belridge, stated the lights at Jennings Station Road and Emma Avenue, when they put those lights up, they activated just the streetlights but there's boxes for arrows, and Jennings Station Road has gotten extremely busy. She said if you're coming from I-70 headed West, towards her house, you might think you're able to turn, but if you think you're able to turn the cars speed up and you have kids coming from Fair Ridge, even if they have the traffic people helping them, they very often have to run because people speed up. She said she has called out to County Traffic Control and has not gotten a response, and she has asked Mr. Alton, who could be called, because she feels arrows should be placed up there because it is a bad corner. Even for the police officers to come in and out of there. She would just like to know who could be called to get those arrows activated.

Captain Law replied that he would take care of the situation.

Teresa said she would like to comment on the landlords, Jennings has good landlords, but she believes that they are kind of being harsh on Corey. She thinks he's a good inspector; she has had an issue with one of the inspectors. It was a negligent situation and cost her quite a bit, she is still dealing with the situation. These landlords should have escrow accounts with their rent, many of them don't. They had a landlord when they first moved into Jennings that did not and when they would call to have something fixed, it never got done. She said that Jennings is blessed with the landlords that they have now, because when they call it gets fixed. For example, when she fell down the basement steps, seven and a half feet, when I called and told them what happened, they immediately came and put the other rail up. She does not think it is all of Jennings' fault, the City is going by the ordinances, the County does care about the municipality. She thinks it's really kind of a shame about the situation in Jennings with the inspectors right now that the City is lacking, but she believes it will get better. She thinks it's kind of a sad situation that the landlords are coming down so hard on inspectors, when the City really doesn't have any.

Mayor Austin thanked her.

Wayne Weusthoff, 2528 Shannonaire, wondered if something could be done about the trash and litter. He said on his street there is a lot of yard waste building up and piling up near the sewer. He asked whatever happened to the streetsweeper, he doesn't think it has been around since last fall. He asked if it was broken or could it get back in the street to get that cleaned up, at least once a week.

Mayor Austin said that the main streets: Jennings Station Road, Halls Ferry, and West Florissant are all St. Louis County streets in Jennings. Jim Maixner, Director of Public Works, said he would respond to that. Jim said at the last council meeting or perhaps the one before, \$25,000 had to be approved by the city council for the repair of the streetsweeper pony motor. It had a catastrophic failure and he is still waiting for the repair to be certified and sent back to the City from John Deere for extended warranty purposes. He said once that comes back, the City will have the sweeper back out in the streets continuously. He said in reference to leaves and things like that which are put out into the street, case in point, all the branches down on Boyce, that is illegal. You are not supposed to do that. He said the City does not have the inspectors to write that up, to get that cleaned up. Wayne said he was wondering about that, because he knew that they cannot pick up sticks but certainly can pick up the dry leaves. Jim said that will be addressed once the sweeper comes back, where all the people have swept their leaves into the street, that will be addressed in a different manner. Wayne asked if this was the new sweeper that was just bought a year or two ago. Jim said it was bought three or four years ago, and it was just out of warranty when this happened. Wayne thanked Jim and said it would look better throughout the whole City.

Yolonda Fountain-Henderson, (no address given), greeted the council, the Mayor asked for her name and address. Yolonda said that it was on the paper. Mayor Austin said 8822 Sumter, Yolonda Fountain-Henderson. Yolonda told the Mayor not to do that, please don't do that. She called the action so ignorant. She said that we have a big problem, they removed the plate from the street and now residents are hitting ditches at that corner. She needs to know where the City is at with that, also the sidewalks on Ellison and Clarion. Last month she asked when do residents get their questions answered at council meetings. She has asked the city council repeatedly why the park is locked up, why do we pay park taxes when they cannot even utilize Lions Park, as well as the gazebo at Koeneman Park. She went on to say that a lot of alumni meet there, and she cannot even say, "Hey, go to Lions Park. We will meet you there." For over two years, she has asked about the graffiti on Lillian. It is still there, welcome to Jennings. She said if this was down in the city, the city would have it cleaned up in three days. She said she spoke with the Captain about some derelict vehicles, one of those had windows busted out of it, it needs to be removed.

She pointed out to the council that residents are held to three minutes, but the council members go over their minutes. She spoke to the Mayor directly saying, "Yolonda, you have a gavel, why don't you use it, because last month's meeting was unacceptable, and you just allowed two council people to go at it and you didn't use it there." Yolonda thanked the Public Works Department for cleaning up the trash on Solway and Dever, it took six months, but it finally got cleaned up. Ameren cut the trees for the power; she knew Ms. Brown thanked the City for it but the City didn't have anything to do with that. Also, the inspectors. She heard that one is on stress leave. Wow, the "new Sheriff in town" is on stress leave. She also said to the council members, why don't you work together. There was a resource fair this Saturday and nobody showed up but Ms. Jones and Mrs. Anderson. She said that she and Aja put it on, and they could've showed their face, but it's a

shame that they're passing all this stuff and telling the residents how to act when they should see how they act. Yolonda said we are here, and we are taxpayers, and she is hearing all this about houses getting inspected and everything. This is ridiculous, because why don't you listen to us. Listen to them, I know about that tree. I went to that house when that tree fell on it. It was a shame and that's all Ms. Dunlap is trying to do, is get someone into that house, but you're talking and telling us you can't do this, but again remember us. She said we got three minutes, you guys have ten minutes and you need to hold to that. She addressed Mayor Austin directly saying, "Yolanda, use your gavel."

Sam Alton, City Attorney, asked Yolonda if she said that someone was on stress leave. She replied that she heard that. Sam said whether it's right or wrong, that is not something that is supposed to be discussed in public. Those are closed session personnel matters, just so everybody knows. It might be funny to some people, but you never know what's going on with people and why they're out, and that's not supposed to be discussed in public. He asked the public to please try to keep that in mind, he doesn't know how somebody got the information, but it is not supposed to get out, it's improper and it is improper to reference it.

Mayor Austin mentioned that the information is now on tape.

Marietta Beck, 5476 Hodiamont, stated that she did recall at the last meeting that the Mayor did try to stop the disagreement between two council members. She was not sure if the Mayor used her gavel or not, but she does remember trying to stop that. She suggested that regarding the trash in the street, once again maybe they should consider as a punitive thing, instead of a financial fine to residents, perhaps assign them to pick up litter. They could start taking pride in Jennings. She also suggested again an orientation to people seeking occupancy permits, whether as renters or as homeowners, so they can learn the nuances of the Jennings ordinances. She said Jennings is not like Olivette where you sweep your leaves to the curb and they just suck them up for you.

She said that the streetlight at Jennings Station Road and Emma Avenue, she has also tried calling St. Louis County Traffic department to ask them to please activate it, since there is not only a dedicated turn lane but the dedicated light. Especially when you're southbound on Jennings Station Road and traffic comes up over that hill then down, you cannot gauge the time you have to make a left turn there.

She thanked the Street department once again taking care of the roads during the winter weather. She asked how many inspectors the Building department was at now and if they are at full capacity. Jim answered that the Building department is not at capacity yet. She followed up on the couple of locations on Hodiamont with all the vehicles on their properties. Jim gave an update on the vehicle situation; the City was finally able to obtain the tags from those vehicles and met with St. Louis County. Previously the City did not have the proper tags to do this, which are numbered and must be signed off on by the Judge for them to be towed. Now that the proper tags are in the City's possession, Jim said they will probably go up there tomorrow with Sgt. Perez. Marietta inquired if the vehicles were stolen. Jim said that at the time they could not go back on the property because they had to go through the legal process, but now that they're able to go back there, the City can now run the VINs and find out.

Mayor Austin asked Jim to repeat for the council and public, the situation that Yolonda Fountain-Henderson brought up regarding the building with graffiti on it. Jim said he does have that in the system, right now the property is so muddy back there that he cannot put the new City aerial truck back there without presenting an unsafe situation at this time. Once the ground dries a bit, the City intends on getting the graffiti covered up. Mayor Austin also asked him to explain why the park is closed, because she has been receiving phone calls about different things that should not be going on in the park after hours. Jim explained that with the illegal activity going on in the park, they thought it would be safer to keep the parks closed. He clarified that the parks are closed in the wintertime, the only thing open in the park system is the lower part of Koenenman Park, because conservation stocks the lake there. The comfort stations are all open. There is no reason whatsoever to have Lions Park opened and the top part of Koenenman Park, because all that does is bring in people that just destroy and vandalize, which ends up costing the City more money. Since the parks are closed, they did go through this with the Park Committee before the City bought the fences and had them erected to be locked during the wintertime.

David Green, 8630 Clifton, stated he had a very difficult decision about whether to come up and speak this evening. When he left the meeting last month, he left very disturbed. He said that he needed to stand up for what's right. When he heard Councilwoman Owens speak so passionately about what she is going through, it really hit him. He said he does not know her personally, he's not in the council session but he's got common sense. To hear someone come out like that reminds him of a person who might have an issue going on at home and contact channel 4 news, and maybe they can get something done. To have her come out in a public meeting, in that fashion, it really disturbs him. To hear that it is coming from our own Jennings colleague, even our Mayor, it really bothered him; it really disturbed him deep down as a Jennings resident. He's seeing from last year Jennings seems to be going backwards, and when they had Mayor Henderson people came together and filed petitions, spent thousands of dollars to move her out and Jennings still has dysfunction. Jennings is still not moving ahead.

He looks at the 4th Ward, he comes off the highway everyday coming from work, how terrible it is down there. To have a councilperson to come here and try to make that Ward better, and yet, due to all kinds of conflict, people trying to prevent them from trying to do what you're trying to do, it's just terrible. It really is and it really bothers him. It's time to get that, down there, in order. It was really confirmation when he heard Councilman Johnson on a radio interview, he mentioned that the Mayor pretty much endorsed him. That is a conflict of interest for him. He doesn't think the Mayor should get behind a candidate, because now if that person wins, it's likely that person now owes the Mayor. So, if something comes through, they will have to follow it. That right there really bothers him, he knows everybody, and it is not really about who he knows. It's not about being on the commission-- none of that.

He has stood up here tonight to stand up for what is right. He addressed Councilwoman Owens, he hated what she is going through. It's terrible and he wants to encourage her to keep doing what she is doing; don't stop, and give up and certainly don't give in. The 4th Ward needs people like her to bring all of Jennings together; if one side of Jennings is going well and the other side it is doing terrible, that's been going on for too long. Maybe one day someone like her will make a difference, but he feels good in his soul about standing up for what's right. He knows it is not personal, but it's time to stand up for what is right, keep doing what they're doing and maybe we could bring things together because right now, this is dysfunctional. He is hearing harassment coming from the inspection department; he keeps hearing harassment, harassment, harassment... but it's a problem, and he said he did not want to offend anyone but as an African-American, when he sees most of us in charge, and we cannot do better—it's a problem. He needs to look down within himself and ask if he still wants to be a part of this or is it time for him to move on. Where would he go, he doesn't know, but he knows that this situation is not good. He takes pride in Jennings and the thing he takes pride in the most is right here, because of the Jennings School System. The school system is doing great but our council, our City is falling way behind. So, for this City to really prosper, the council members need to come together, school district and everything else.

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

Councilman Stichnote greeted the public and thanked them for coming. He said on 8811 Scottdale there is a vacant house with a lot of items dumped in the driveway, as well as the Scottdale cul-de-sac needs to be cleaned up again.

Senior bingo will be held on March 26, 2020 from 12 pm to 2 pm. The Senior Committee is also looking for committee members to serve.

Crime statistics from last month are as follows: Ward 1, 51; Ward 2, 54; Ward 3, 44; Ward 4, 41. There have been problems with Glendale Court, with car break-ins and kids racing up and down the street. He asked for more patrols, and suggested police to put their cars out.

Councilman Wilson stated he yielded the floor to the rest of the council and thanked everyone for coming out that month.

Councilwoman Dugger greeted the public, then asked a couple of questions: directed at the Mayor, is she or can she report on the ordinance for minority participation on the projects; what minority participation the City is being offered. Mayor Austin answered that she is not sure what specific one she was talking about. Councilwoman Dugger repeated the minority participation

ordinance. Mayor Austin asked her to be specific because she said projects. Councilwoman Dugger said the ordinance basically talks about any of the projects going on in the City, whether there is minority participation. The City council passed that ordinance and she wondered if the Mayor has been receiving the report that shows what is happening with that. Mayor Austin said she has not received a written report.

Councilwoman Dugger said a business owner asked about the ordinance that was passed last month on the electrical piece, she asked Sam to pull it or if Deletra could go and get that ordinance so that the council can review it. Sam said the ordinance would not be online yet, but it could be pulled. He went on to say that they are not going to have it tonight. Councilwoman Dugger interjected that yes, it's here and if he says they have it, it's here somewhere in the office. Councilman Wilson stated that he was trying to help, she said she was on her report and that's ok. He could do that in a few minutes. She said what she wanted to do was continue. Sam asked if she was talking about the updates to the codes. She replied yes, that is what she wanted him to go and get, and if he did not mind. She told Councilman Wilson who had been trying to answer a question while she spoke that she did not ask for him to answer her, she was asking specifically for the attorney to give it to the council. Mayor Austin said those ordinances were in the last month's reports. Councilwoman Dugger asked if the Mayor would pull it or if Deletra would go and get it; the reason why she is asked about it, if there is still a misunderstanding with the business owners, they could at least see that portion of what we are talking about, could you go and get it. Mayor Austin said that she asked them to take care of that when she met with them. Councilwoman Dugger said she knew that was the Mayor's answer but that was not what she was asking.

Councilwoman Dugger said there is an item coming up saying that the council will be voting for KAI Architecture for a new municipal building, once again can they find the ordinance that was passed saying the City was going to engage in doing a new municipal building. Also, if they could find the bids that shows where they did do an RFP for companies to come in and do the municipal building, and where the council approved doing any of that. She asked the city council if they have that. Councilwoman Dugger asked if Sam had it. Sam said no, and the reason why he didn't have that physically is because she didn't notify the Clerk, to put it on the agenda. Councilwoman Dugger said no. Councilman Wilson said she should have it, and the council members do receive minutes from the meetings, so she has everything she is asking for. Sam said to answer her question directly, no, he does not have those documents tonight. Councilwoman Dugger said those documents are here so that the residents of this City can, if they need to be, refreshed on that information, it should be available and readily available to them but she understands when there is an issue- what is the old saying, when you throw that bone, the first dog that screams is guilty, she gets that, that's why she keeps getting those interruptions. Councilman Wilson said she was guilty of knowing what the council had a meeting about. Councilwoman Dugger asked the Mayor if she wanted to use her gavel or what does she want to do because the Mayor just read about interrupting and she is in her report. She told the Mayor that it was just read.

Mayor Austin asked Councilwoman Dugger if she was finished. Councilwoman Dugger said she will let her know when she is finished. She paused. Then she asked if Ms. Dunlap had anything else, she wanted to say. Ms. Dunlap said she really would like the council to look into this issue, and if Ameren ok'd the electrical meter then the City of Jennings should ok it because Ameren would be the one to say if it was safe or not safe. For someone to be homeless, and its ok because we've got a warm bed to sleep in every night, she did everything she was supposed to do and it was a month out for an inspection, and the City only has what—one inspector and one in-training. The one in-training kind of shocked Ms. Dunlap because she came in with her guards up, because she was told by Corey that “she is going to be my mini me”. She said Corey is arrogant when it comes to your property, and for someone to walk in a property and say I am not going to give you a punch list. She believes that the first list is a punch list because there's some stuff that you actually do miss. The second time an inspector comes out, it should pass the second time, if he had gone ahead and inspected the house. She said Corey said that he was going to do her a favor. She does not want him to do her a favor, favors cost. She paid her \$50 for that inspection, her lights, gas and water were on. This was last year at 5315 Jennings Station Road, she had a lady waiting on that property and if he had went ahead and inspected that property, and if it came back for reinspection, when he came back for the inspection the punch list that he gave me, I would've had everything on it done and all he would have had to do it is reinspect it so the people could get the occupancy permit. She lost a client. Sometimes you need to look at the landlords. A lot of times they buy property to help the City out, and a lot of vacancy properties, and she agreed with David Green about the south side of Jennings. She said it came from back when Rick Perry was over that

department, they don't want to do anything with the south end. There are all those poor people down there and no does nothing for them. They pass by, and one good thing they said, putting out the dumpsters for a cleanup that was a wonderful thing. She said so, instead of badgering her about her service that Ameren didn't cite her for, and the City cited her because apparently the City wants more money, let's do something for those people. Let's try to bring the southside back up and again about Corey, she doesn't know his business, she was at City Hall and they told her he was out on leave. If he's out on leave, she wonders who the Building department has out inspecting. She wonders how long residents have to wait to get another inspection. She said Corey has caused a lot of the problems for them, and who is his boss. She said someone told her he doesn't have a boss, someone said he was a code enforcer if he's a code enforcer, why is he in their homes telling them to do several things if he is not certified. If he is just a code enforcer, you're supposed to enforce the grass, all the dogs running around, why not that. She asked why you don't get people that are certified to do their job.

Councilwoman Dugger thanked Ms. Dunlap for her time and asked David Green if he had anything else, he needed to say. He did not. She then addressed Yolonda Fountain-Henderson, asking her if she had anything else to say. Yolonda did not. Councilwoman Dugger said she believes what she is hearing is that month to month there are questions, and excuses are given, saying that calling ahead to get information is necessary. She said she should not have to call beforehand, because that information, and she wanted to let the people know, that if that information is asked for in the public and for the public to understand that the information is for them, that the information is readily available. Some of them have, she doesn't know where, these laptops and the council ended up spending the resident's tax dollars on them, but they should be able to get information pulled up. If the information is filed in the City Hall office, the information can be readily accessible, and the public can go and get it. Councilwoman Dugger said so, she does not need to call or come to the council meeting and tell someone there's trash sitting in her Ward and make that report. That she should call, but she doesn't need to do that the night of.

Mayor Austin asked if she was done with her report. Councilwoman Dugger said she would let her know. After a pause, she asked Ms. Dunlap and others having issues with inspections, what do they want to be resolved, because there is a problem and although this is being recorded and will be in the minutes, she would ask them to put it in writing to the City; what it is you want the council to be involved in, legally to be involved in, the Mayor to be involved in; whatever it is you want the resolution to be. Councilwoman Dugger continued asking those who are requesting information or being told they will be answered the following day, and have not been, put it in writing.

Councilwoman Dugger told the council that she still had time, then paused again. She reminded the council and public, that the decorum ordinance was read on how we are all supposed to behave. She said she is in total agreement with Councilwoman Owens, complete agreement with what's been going on. She also wanted to address Yolonda Fountain-Henderson about the council members not being in support of her, Councilwoman Dugger said she is in complete support of her. If she is not at some event, Councilwoman Owens knows why and please do not group her with anyone when it comes to what she will be doing. Specifically ask Councilwoman Dugger why she was not somewhere. Councilwoman Dugger said she still had time, then paused again.

Councilwoman Dugger thanked the council and public, and wished them a good evening.

Councilwoman Anderson greeted the public. She said to Sgt. Perez and Capt. Law that she received a phone call about car theft in the 8300 block of Osborne, some due to their own fault but she asked if someone could patrol around there. She then asked Jim if the cameras could be moved in that area.

She asked Lt. Geasley about CPR classes. Lt. Geasley replied that yes, there was another upcoming class on at the end of February that should wrap-up everyone else in his staff for training. She said that was all she had for that night and thanked everyone for their time.

Councilman Johnson greeted everyone, he was trying to pull up something on the "taxpayer's computer", then thanked the taxpayers for the computer saying that it comes in handy. He said when he first was elected, he told everyone, all the department heads, that he would never come to the meeting and ask you to do something, he emails. That is the way he communicates with them and he will continue to do so. He said his reports are always what he has been doing, that every report that he gave at each council meeting, you can just go back to the minutes and just read

his report, then comprehend for yourself the work he has been putting in. He is not just tooting his own horn but that is how he is. So, whatever you hear, you don't have to go off what you hear you can just look it up yourself because it is public record.

Councilman Johnson said that recently, Ms. Dunlap has mentioned vacant properties in his Ward, they have a lot, so he invited Habitat for Humanity. He took them on a tour of Ward 3, and Jennings is one of the three finalists for a Bill, in which they will take ten vacant lots and ten houses and rehab them. The is one thing that he has been trying to bring to Jennings, the Habitat for Humanity relationship. There are some more things that need to go with that, a couple of more meetings a couple of more viewings. He told Ms. Dunlap that they are working on the south end.

Councilman Johnson said the group We Do from the YMCA along with SLU did a food audit in Ferguson on convenience stores, whether they are compliant with food stamps and SNAP programs. He attended that meeting and wanted him to speak on the Jennings liquor store ordinance. If the public does not know about the liquor store ordinance, the City is only supposed to have one license per 1,172 residents, which the City is approximately 15,000 residents and should have 12.5 liquor stores or something, and the City is right at that number. We Do from the YMCA is going to be bringing their food audit to Jennings, to make sure convenience stores, Family Dollars and things like that are SNAP compliant. They are supposed to have a basket of food, fruit, different varieties of fruit and those stores are taking food stamps and SNAP, but they don't have this stuff available for people and just taking the benefits without being compliant. This will be happening within the next couple of reports he has.

He said they had a Ward meeting, there was a little confusion with the date and where to attend. He said in lieu of the retirement of Capt. Cox, he attended the Saint Louis Commission Meeting and got some great insight for some residents, met some great officers, and it was a good experience. About ten years ago, he would not have gone there but it was a good experience.

Councilman Johnson addressed Ms. Dunlap, getting to know your City and doing the work for your City, reading the Comprehensive Plan, which is 93 pages, stated what happened down there. It was rezoned for commercial and industrial development, but it never happened because of the City's impeachment process and the City lost almost one million dollars in the impeachment process so the process was stopped. That is why the south end looks like that. He said there was also supposed to be retail in the Comprehensive Plan along the south end but that was stopped because of some of those processes and the City didn't have the money after the dismantling of the police force, that also cost the City. The redevelopment processes were stopped, that's why the south end looks like that.

Councilman Johnson reported that at the Ways and Means meeting on September 10, 2019, the committee received nine bids in response to the architectural RFP for the new municipal building that Councilwoman Dugger was speaking of.

Twice he has heard that Councilwoman Owens and he have gotten into it last week, he went over the minutes and never once mentioned her name. He stressed not one time in his report last week, he did not mention her name one time. He pointed out that it was false that he got into it with her and wanted to clear that up. He has prewritten something that he wanted to read to the public and checked the amount of time he had to read it aloud. "So, unfortunately, I need to address something that occurred at our last meeting, on January 27, 2020. I pride myself on being professional and doing everything I can to work for the City of Jennings and its residents. Part of that is working with the members of the council to pass legislation that would help the City, the other part is making sure everyone, whether it be council member, residents or guests, follows the provisions of our codes. At our last meeting, a fellow council member made some serious, unsupported allegations against the Mayor and I in public, in an open session. I am going to read from the minutes, taken from my City Clerk on that night on some of the comments from our fellow council member. She said she had been harassed by me and the Mayor, and things have been happening to her even when she was running her campaign with myself and the Mayor. She said she was the victim of harassment, ridicule and sabotage by me and the Mayor. She said the Mayor came for her job on at least two occasions. She said everything she tries to do is sabotaged, and me and the Mayor try to stop it. She commented on the employee and losing respect for the employee in open session when it should have been a personnel matter. She said she had received nothing but ridicule and harassment from myself and the Mayor, and anybody else that supported the regime. She talked about "funny business behind closed doors" and the crookedness of City Hall. These are

serious personal allegations, all made in open session, all unsupported by a shred of evidence and comment on an employee, which should be a closed personnel matter in open session.”

He then read aloud the provisions of the City code that the Mayor touched on earlier. Section 2-30: “While the city council is in session, the members shall preserve order and decorum...” she mentioned that earlier, “No person shall make personal, impertinent or slanderous remarks or otherwise disturb the order and decorum of any council meeting.” Enforcement, “or such member or members of the police department as may be designated shall be sergeant-at-arms of the council meeting. Said person or persons shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the council meeting.” The Penalty, “Any person found guilty...” in the Municipal Code, the definition of impertinent is not showing proper respect. The definition of slanderous is false, malicious statement which means intending to do harm. This councilmember in open session, without a shred of evidence, accused me of harassing and sabotaging. She accused me of being crooked, this is no doubt in my mind that unsupported comments made at the last meeting are personal, impertinent and slanderous. They are not supported by evidence, where does that leave me. I could ask the Mayor to enforce Section 2-31, to have this council member arrested. I could ask the council to take up articles of impeachment or censor the council member. Clearly, she violated the code but I would not do that, I would not do that because I do not believe in going down that road and in the best interest in the City and its residents, I believe what is in the best interest of the City is working together, following rules like everyone else and not using our time up here to call each other names and unsupported accusations against one another. Again, I did not mention Councilwoman Owens’ name not one time in my report last meeting. I am going to overlook the actions of my fellow council member at this time, for the sake of the City and you all. However, the next time a council member makes unsupported, slanderous, malicious accusations that will be a mistake.”

Mayor Austin informed Councilman Johnson that his time was up.

Councilwoman Owens quoted Dr. Martin Luther King, Jr. She said one thing about her is she is all about the truth and wouldn’t dare slander or do anything malicious to anyone, without evidence. She said we have ten minutes so all the things the gentleman next to her said pinpointing everything that she said at the last meeting, she would not have said any of those things if she could not back it up. She has evidence so she would welcome any trial or violation, or anything that could be brought up against her. One of the things she did want to mention, she had heard this a lot, Councilman Johnson did say this to her at the last meeting about her “not living in her home”. Marietta Beck did say that to her as well; Councilman Stichnote was heard saying it, a lot of people have been running around saying that about her personally and it was said at the last meeting. She wonders why so many people are up in her personal business and she doesn’t appreciate that. That kind of threw her off.

She thanked Mr. Green for showing character and integrity, speaking on her behalf. She knows he didn’t have to do that, but she does appreciate him saying the things he did and the support. Any and everybody who has called her or reached out to her after the last meeting to offer words of encouragement, she appreciates that because like what Mr. Green mentioned, Ms. Henderson mentioned, anybody that knows her or gotten a chance to get to know her knows that she is about the community and about the 4th Ward. She is all about the City of Jennings and she is from Jennings. She will continue to say that until the day she dies because that is where she if from. That is history, that won’t change.

Councilwoman Owens thanked Capt. Law, Sgt. Perez and Officer McCrary for taking the time to let her know about the different programs that St. Louis County Police Department has going on. She looks forward to learning more and getting involved, getting the residents involved in the things they have going, because she had absolutely no idea about them. She appreciated them taking the time out to meet with her.

Councilwoman Owens said that she was able to attend the legislative conference with Councilman Wilson. She thanked Deletra, City Clerk, for everything she does to prepare them for those conferences. She said it was very informative, and she met a lot of great people representing the City of St. Louis. Councilwoman Owens said last week she was able to go to City Hall in support of Mikey Rand, the twelve-year-old business owner, Mikey’s Munchies, he was honored at City Hall for Black History and African American program. She was allowed to go in support of him. She said that Mikey and a lot of the youth of Jennings are doing a lot of

amazing things, so anytime when you have a chance to support them or encourage them, then definitely do so. She said Yolonda Henderson mentioned the resource fair on Saturday, a lot of different agencies came out. She added that she wanted to read them because she feels that a lot of people don't know what resources are out there and available to them. These agencies came out offering assistance and information: Vision for Average Children, MSD, Life Outside of Violence, Recast, the Corey Johnson Foundation, Stop the Bleed, Better Family Life, Save Our Sons, Assistance League, Walgreens, CAASTL, New Life Christian Church, Curly Girl Fit, Extended Hand, and Powerman Inc., Blessed Are That Believe, Manna to Mama- she thought that organization was interesting because Jennings deals with a lot of violence, but it was good to know that there are groups that support families that are dealing with loss of loved ones through violence; 'Til Death Initiative that deals with domestic violence, Missouri Highway Patrol, St. Louis KidSmart, Gold Gym Counselor, and Ameren. Last month the energy assistance program was very successful, a lot of people were helped and with the event that was put on this month, a lot of people were helped again. She said she would like to continue to work together with the council, school district, and the police department to offer resources or at least to inform the community about what resources are out there. She thanked the vendors, volunteers, Councilwoman Anderson and Councilwoman Jones for coming out and supporting.

Councilwoman Owens said that she had the opportunity to go to Fairview Village the previous day to participate in bingo night with the seniors. She said it was very fun and Councilwoman Dugger stopped by.

Councilwoman Owens asked about the Community Development Grant, she wanted more information about it and what is done with it. Councilwoman Owens then asked about the crime report the council members received and noted the number of drug violations in the 4th Ward. She asked what are the things that are considered a drug violation. Capt. Law said those are usually self-initiated events that officers do while on patrol, if they see a drug violation in progress or make a traffic stop and locate narcotics in the vehicle or on that person, that would be included in that report.

Councilwoman Owens then congratulated Mr. Turner for being acknowledged by the school district and given the honor of the Red Coat at the Gala. She reminded the public that the Fire department offers two free fire detectors with a 10-year warranty and they will come out. She wanted the public to be aware of that. St. Louis City has started an amnesty program for those with outstanding warrants on February 24-26th, from 8 am - 5 pm; then 7 am – 7pm on February 27th, located at the Saint Louis City Municipal Court on Market street on the 16th street side of the building. On Wednesday, March 4th is the Reproduction Freedom Tour at St. Louis County Library at the Lewis and Clark branch at 6:30 pm.

Mayor Austin thanked Councilwoman Owens for her report and began her report.

3. MAYOR'S REPORT

Mayor Austin shared that she attended the Capital Improvement Plan team meeting on Tuesday, January 8th. She explained that the committee was set up after it was made known that the City did not already have a Capital Improvement Plan. The committee consists of the Public Works Director, City Clerk, Recreation Director, Building Maintenance, Special Services Coordinator and the Mayor. The goal of the committee is to review the Capital Improvement Policy, the definition of the Capital Improvement Plan, a Capital Improvement budget for 2020-2021 and the Capital Improvement Plan for 2021-2025. The City had been functioning with capital improvement funds, but no previous plan laid out, she is happy that the committee was put together to begin planning.

Mayor Austin reported that there was an auction on January 30th in which twenty-two houses were sold in that auction. In 2019, thirty-two houses were sold from the City auction with a total of \$159,997.99. The Business Watch meeting was on February 14th, in attendance were some new businesses and some businesses that are in regular attendance to the meetings. The meetings are held every other month. A group from the high school, Future Business Leaders of America spoke to the group, Capt. Law and Eichel Johnson, the Director of Operations of St. Louis Protection Services, the group that patrols the City's Parks when they are open. There was also a presentation from St. Louis County Police Department with Sgt. Perez and Officer McCrory, they discussed the businesses and hoped they would come together, especially those in a strip mall and try to get some kind of security services while they are closed or just before closing,

due to complaints, especially Dollar Stores, where theft is prevalent. Detective Stephanie Haussels, St. Louis County Police Department, in the City of Jennings, she spoke on on-going violence and crimes. Mayor Austin said the next Business Watch meeting will be on April 17th at 11:00 am.

She met with St. Louis County Criminal Justice Coordinating Council on January 20th, she was appointed by Dr. Page, St. Louis County Executive. She shared with the council and public, the Coordinating Council is asking for information from the community: Mapping the system, Documenting and accessing current policies and practices, gathering information on the offender population, identifying sanctions, services, and programs, and identifying community resources within the nefarious community assisting with the crime. She welcomed suggestions to take back to the Coordinating Council meeting.

Mayor Austin has been with Future Business Leaders of America at the high school, and they will be hosting a Business Expo on March 2nd from 6 pm – 8 pm, at Gary Gore Elementary School. They currently have about 35 vendors participating and within those 35 are some young entrepreneurs, they will need some people from the community to visit the expo and see what they have to offer.

During the council meeting, Mayor Austin announced that she was just informed that two people were shot at the Maryland Heights Community Center. This explained why present police officers rushed out of the meeting.

She reminded everyone to remember April 1st, 2020 is the Census count.

Mayor Austin called for the approval of monthly departmental reports.

D. MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman Terry Wilson, seconded by Phyllis Anderson, the Council approved the monthly department reports.

E. REPORTS OF COMMITTEES

1. Ways and Means & Public Safety Committee

Councilman Wilson said the committee met on February 3, 2020 at 6 pm to discuss the approval of the Courts, Public Safety/Police Corrections, and Recreations budgets. He said that it did not go as planned but ended the meeting with hopes of a better meeting in March and to have a budget prepared for City Council to review for the upcoming fiscal year. No action taken at that time and reported it was merely informational. The meeting was adjourned at 7:45 pm.

2. Public Works & Building Committee

Councilman Johnson said the committee met on Thursday, February 20, 2020 at 5:30 pm. The committee reviewed the RFP and proposals for the Solid Waste contract. Waste Management and Republic Services submitted their proposals; Waste Connections responded that they were not able to attend. The City had three responses with two bids. The committee decided not to accept the new bid from Waste Management but to extend the current contract the City already has, which was lower than the new bid and in accordance to the clause found in the City's current contract. The City now has three more years with Waste Management with a lower rate. By a roll call of votes, the committee decision was approved to go to city council.

3. Parks & Recreation Committee

No Meeting.

4. Policy and Ordinance Committee

Chairwoman Wilson spoke for Councilwoman Jones, who was absent, there was no Policy meeting.

5. Municipal League

Councilman Wilson said that what Councilwoman Owens mentioned, they attended the MML Legislative Conference last week. He said Tuesday was full of information, they got a chance to hear from the Missouri Lt. Governor, Mike Kehoe and Representative Eggeleston, who is the Assistant Majority Floor Leader. Representative Eggeleston gave an extensive presentation on a Bill that is called Wayfair Legislation, which deals with internet sales and how taxes are collected on internet sales. This is currently in committee right now. The Municipal League supports this legislation and presented the conference with a few Bills that they are in support of. Councilman Wilson said he has a copy of that for the council and the community if they would like to see it. The legislation has been broken down in layman's terms.

Councilman Wilson explained the Municipal League is an organization that brings all the municipalities under one umbrella and convenes to talk about things that affect the community and what resources, or services are available for the community. He explained that in Jefferson City, about one thousand Bills get filed every session but only twenty of them get heard, about five bills get heard and perhaps three are signed, because the Governor may veto some. He said it is complex how laws are passed for Missouri, but it is good to be engaged in those conversations, especially when having conversations about the Jennings community, and he feels it is necessary to have at least an ear in the room. He said he does not have an exact date of the upcoming local League meeting but will send it out, it is available on the website. He thanked the City Clerk for arrangements for getting the council persons to Jefferson City.

6. Planning Commission

Councilman Johnson said the Planning Commission meeting was held on Thursday, February 6th. He explained who makes up the Planning Commission, which includes residents and one council member, himself. The decisions that come out of the commission are based on the thoughts of the residents; this is one of the only committees made up of residents.

The committee heard a presentation from the West Florissant Corridor District concerning land use and development code regulations, which is put on by the St. Louis Economic Development Partnership, which includes Mr. Cornell and Patrick Haynes. Ferguson, Dellwood and Jennings along West Florissant are collectively in agreement to build and design the same way, the overlap and overlap will be used and abided by in this district. Each of those municipalities are a part of the Corridor District. Jennings is involved in Buzz Westfall and immediately past the railroad tracks where the pawn shop and grocery store are. What stood out was the new Chase Bank and easier access to the Buzz Westfall shopping center. This agreement is between the three municipalities to clean up West Florissant and make it more appealing. The road will be fixed first, residents will be able to walk down the Corridor. The committee asked for some amendments to the plan, Mr. Green is the Chairman on the committee and could have spoken on the processes of the committee. The beauty of having a council member on the committee is that the council member could point out ordinances that would affect plans coming to the Planning Commission. For instance, there was language in the plan alluding to the allowance of check cashing establishments that conflict with an ordinance in Jennings that does not allow that, it was remediated.

7. Youth Commission - Reports provided.

8. Senior Commission - Reports provided.

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, REPEALING CERTAIN PORTIONS OF ARTICLE II SECTION 7-16 OF THE JENNINGS BUILDING CODE AND ENACTING THE 2018 INTERNATIONAL BUILDING CODE.

There was a motion for the first reading made by Councilwoman Anderson, seconded by Councilman Wilson for Bill #2601. Sam did the first reading of the ordinance. On the motion made by Councilwoman Anderson, seconded by Councilman Wilson for the second reading, Sam did the second reading of the ordinance.

Bill #2601 became Ordinance #2540 by the following roll call vote of the council members voting in favor: Allan Stichnote, Terry Wilson, Phyllis Anderson, Gary Johnson, and Aja Owens; Francine Dugger abstained; Miranda Jones and Rodney Epps were absent.

2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, REPEALING CERTAIN PORTIONS OF ARTICLE IV SECTIONS 13-64, 13-65 AND 13-66 OF THE JENNINGS BUILDING CODE AND ADOPTING THE 2018 INTERNATIONAL FIRE CODE.

There was a motion for the first reading made by Councilwoman Anderson, seconded by Councilman Johnson for Bill #2602. Sam did the first reading of the ordinance. On the motion made by Councilwoman Anderson, seconded by Councilman Wilson for the second reading, Sam did the second reading of the ordinance.

Bill #2602 became Ordinance #2541 by the following roll call vote of the council members voting in favor: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Gary Johnson, and Aja Owens; Miranda Jones and Rodney Epps were absent, none abstaining.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. A RESOLUTION AUTHORIZING THE CITY OF JENNINGS, MISSOURI, TO APPLY FOR THE MISSOURI DEVELOPMENT FINANCE BOARD TAX CREDIT FOR CONTRIBUTION PROGRAM.

On the motion made by Councilwoman Anderson, seconded by Councilman Wilson, for the resolution authorizing the City of Jennings to apply for the Missouri Development Finance Board Tax Credit for Contribution Program.

Councilwoman Owens asked who Gilmore & Bell P.C. were. Mayor Austin said that they are the City's legal consultant and she invited Mark Spykerman to introduce himself. He explained that Gilmore & Bell represents cities in the state on public finance matters. Councilwoman Owens asked about Section 2 of the resolution regarding the phrase "other officers and representatives", who would that be. Mark explained that it is catch-all phrase to make sure that if someone must sign something, they have the authority to do so. Councilwoman Dugger asked who that would be. Mark said that would be the Mayor, or if someone needs to sign a letter, he doesn't believe it would be necessary, but it is a phrase that is in most legal resolutions. Councilwoman Owens asked for further explanation, if that could potentially be a council member. Sam said that theoretically it could be, the idea is that it never will be but for example if there is some type of TIF deadline the City is up against, and the Mayor happened to not be available, then the City would have to rely on the Mayor Pro Tem, this is where a provision like that would come into play.

All in favor, none opposed.

2. Approval of the revised 2020 Holiday Schedule.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, for the approval of the revised 2020 Holiday Schedule. All in favor, none opposed.

Councilman Wilson wanted to make the public aware the new holiday that was passed was for the upcoming Presidential Primary election on March 10th and typically City Hall is closed for an election. This is normally on the calendar but voting for a President only occurs every four years.

3. Approval of KAI Architecture Contract for the new municipal building.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the KAI Architecture Contract for the new municipal building was approved. All in favor, Councilwoman Dugger opposed.

Councilwoman Dugger inquired about the original ordinance concerning the KAI Architecture contract. Councilman Wilson called a point of order; he said the resolution to move forward with

professional services was passed in September of 2019; due diligence in terms of what was offered in the contract, but it was not brought forth to be passed. He said that for the record, the council did pass a resolution to do this.

Councilwoman Owens asked how the location for the new municipal building was selected. Mayor Austin said that the location was selected some time ago, originally it was discussed to be at Cozens and Halls Ferry some years ago, and the Mayor gave that back to the developer. Then three years ago, the former Mayor Pro Tem looked at a location on the other side of the Civic Center and when the council met with some department heads and discussed on what was needed, that location was determined to be too small. Mayor Austin said the following spot was back to the location selected originally about six years ago.

By the following roll call vote of the council members voting in favor: Allan Stichnote, Terry Wilson, Phyllis Anderson, Gary Johnson, and Aja Owens; Francine Dugger abstained; Miranda Jones and Rodney Epps were absent.

4. Approval of appointment to the Youth Commission.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the appointment to the Youth Commission was approved. All in favor, none opposed.

Councilwoman Owens inquired about the applications note on their application saying that they were unavailable in the evenings, she asked in what capacity would this committee member serve. Mayor Austin said she met with the applicant, he works for a school district and he could take his lunch or dinner to meet, which is only once a month which doesn't present an issue.

5. Approval of St. Louis County appointment to the Economic Development Tax Board.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the appointment of the St. Louis County Economic Development Tax Board was approved. All in favor, none opposed.

Councilman Wilson clarified the reason why the City is making appointments to the Tax Board, because the last election the City had, an economic development tax was on the ballot. When a new tax is passed, according to state law, the City must form a committee, who will make recommendations to the council and oversee how those funds are spent and what activities go along with the economic development tax. The City had to get an appointment from St. Louis County Executive, Jennings School District, and three community leaders. He just wanted to inform the public of what this entails. Mayor Austin clarified: one appointment by St. Louis County, one by the school district and three by the Mayor.

The council agreed to make a motion to approve all five appointments.

6. Approval of Jennings School District appointment to the Economic Development Tax Board.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the appointment of the Jennings School District Economic Development Tax Board was approved. All in favor, none opposed.

7. Approval of appointments to the Economic Development Tax Board.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the appointment of the Economic Development Tax Board was approved. All in favor, none opposed.

8. Approval of the Re-appointment to the CID Board.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the reappointment of the CID Board was approved. All in favor, none opposed.

Councilwoman Owens asked what the functions of the Jennings Station Road CID Board are. Mayor Austin said that the board meets once a year and is located on the north end, near the Family Dollar and White Castle. Mayor Austin explained that Deletra Hudson, City Clerk, was already on

the board and another member that was on the board, that are being re-appointed. Sam explained that it is also a Community Improvement District, so a part of the City that is set for community improvement, and everything must go through this board. Councilwoman Owens asked if businesses report to this board. Mayor Austin said the board receives a report on how much is coming into the City from businesses but only meet once a year. Councilwoman Owens asked about the re-appointment of Tom Franz, who is he. Mayor Austin said that was the development appointee. Councilwoman Owens asked Deletra is she knew Tom. She said that she did not know him on a personal basis, but he did meet via phone on last year's board, so she has not met him in person. Councilwoman Owens asked in what capacity would the appointments serve, would that just to be a point of contact. Deletra answered that it was correct and to be present at the meeting and receive, then approve the report.

9. Approval of the new appointment to the CID Board.

On the motion made by Councilman Wilson, seconded by Councilman Johnson, the new appointment of the CID Board was approved. All in favor, none opposed.

Councilwoman Owens asked if Jeany Franz has any relation to Tom Franz. Mayor Austin answered that she did not know.

10. Approval of the Solid Waste agreement.

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the Solid Waste agreement, extending the current contract with Waste Management, was approved. All in favor, none opposed.

11. Approval of the monthly bills for payment.

On the motion made by Councilman Wilson, seconded by Councilwoman Anderson, the monthly departmental bills were approved. All in favor, none opposed.

I. MAYOR'S CLOSING REMARKS

Mayor Austin reminded everyone that available on the City website are the meeting agendas, meeting minutes and ordinances on the website as well as a copy of the Comprehensive Plan.

On the motion made by Councilwoman Anderson, seconded by Councilman Wilson, the Council voted by the following roll call vote for a closed session for Legal and Personnel (RSMO 610:021-1,3). Councilmembers voting in favor of the session were the following: Allan Stichnote, Terry Wilson, Francine Dugger, Phyllis Anderson, Gary Johnson and Aja Owens; Rodney Epps and Miranda Jones were absent; none opposing.

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

Closed Session – Legal, Personnel (RSMO 610:021-1, 3)

After a brief recess, the following City Council members were all present and met in closed session: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent. Also present were the Mayor Yolanda Austin; Sam Alton, City Attorney; and Deletra Hudson, City Clerk.

PERSONNEL

The following actions were taken:

Hire Part time Public Works Laborers

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the City Council approved the recommendation from Jim Maixner, Public Works Director, to hire Roosevelt Washington as a part time Public Works Laborer, pending pre-employment screening. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent; none voted against nor abstained.

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the City Council approved the recommendation from Jim Maixner, Public Works Director, to hire the following candidates as a part time Public Works Laborer, pending pre-employment screening: Reginald Cage, Ghulam Watson, Dominic French, and William Rodgers. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent; none voted against nor abstained.

Hire Full time Public Works Laborers

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the City Council approved the recommendation from Jim Maixner, Public Works Director, to hire Darnell Jeffries as a part time Public Works Laborer, pending pre-employment screening. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent; none voted against nor abstained.

On the motion made by Councilman Wilson, seconded by Councilwoman Stichnote, the City Council approved the vote to rescind the previous vote to hire Darnell Jeffries as a part time Public Works Laborer, pending pre-employment screening. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent; none voted against nor abstained.

On the motion made by Councilwoman Jones, seconded by Councilman Wilson, the City Council approved the recommendation from Jim Maixner, Public Works Director, to hire Darnell Jeffries as a full time Public Works Laborer, pending pre-employment screening. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent; none voted against nor abstained.

On the motion made by Councilwoman Jones, seconded by Councilman Wilson, the City Council approved the recommendation from Jim Maixner, Public Works Director, to hire Leon Jackson as a full time Public Works Laborer, pending pre-employment screening. The recommendation was approved by the roll call votes of the following council members: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent; none voted against nor abstained.

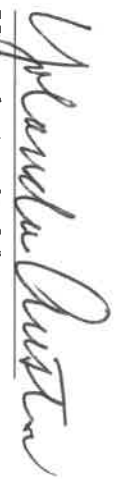
Hire Code Enforcement Officer

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

K. ADJOURNMENT

On the motion made by Councilman Wilson, seconded by Councilwoman Jones, the City Council voted in favor by the roll call votes of the following council members to adjourn the meeting at 10:12 p.m.: Stichnote, Jones, Wilson, Dugger, Anderson, Johnson, Owens; R. Epps was absent; none voting against nor abstaining.

Approved:


Yolanda Austin, Mayor

Attest:


Deletra Hudson, City Clerk