



Minutes of the City Council Regular Meeting
Jennings City Hall
Telemeeting Via Zoom Video
August 22, 2022
Regular Council Meeting 7:00 p.m.

The two thousand four hundred and thirty-eighth meeting of the Jennings City Council was held on Monday, August 22, 2022, at 7:00 p.m. in person and via Zoom Video.

A. PUBLIC HEARING

- 1. Petition to Re-Subdivide Lots – Request to re-subdivide and/or consolidate 5 lots for the West Walnut Manor Plat 2 subdivision in the 4th ward in the City of Jennings.**
PETITIONER: ALICE LOGAN, A CARING PLUS FOUNDATION.

Alice Logan, A Caring Plus Foundation, and Corey Spence, Grimes Consulting, presented the petition to re-subdivide lots for the West Walnut Manor Plat 2 subdivision in Ward 4 of the City of Jennings. Alice stated that A Caring Plus intended to build 31 new homes in Ward 4, and the surveyor for Grimes Consulting needed to make adjustments to the sizes of the lots.

Councilman Wilson asked if the homes will be rented. Alice stated that the homes will be rented, with the option to purchase or own. She stated that goal was to boost homeownership in Ward 4. Councilman Wilson asked how many bedrooms will be in the homes. Alice stated that the homes will be three bedrooms and two baths.

Councilwoman Fountain Henderson asked how long the rental program will be before the renter may purchase the home. Alice stated that the rental period will be fifteen years, and a percentage of the rent paid will be contributed towards homeownership.

Corey stated that the first plat was approved by the City Council and the plats adjust the lot sizes to incorporate the schematics the architects had planned for each of the properties.

Mayor Austin requested that Alice provide the streets that the homes will be constructed along. Alice stated that the homes will be constructed on Hamilton Avenue, Hodiament Avenue, Helen Avenue, Janet Avenue, Wilborn Drive, and Sherry Avenue. Councilwoman Clower asked what blocks the homes will be constructed on Hamilton Avenue. Alice stated that they will be constructed at the 5200 block of Hamilton Avenue, 5400 block of Hodiament Avenue, 5300 block of Helen Avenue, 5300 block of Janet Avenue, and the 5200 block of Wilborn Drive.

Councilwoman Clower asked if the properties would be monitored regarding their maintenance. Alice stated that A Caring Plus Foundation will be monitoring the properties.

Councilman Stichnote asked how wide the lots will be. Corey stated that the lots will range from 42.5 feet and 75 feet, a lot of the lots were originally platted 25 feet wide. He stated that the re-subdivision of the lots would increase the lot sizes.

Councilwoman Clower asked when building the houses, will the back alley be cleared for parking. Alice stated that the question was too specific in the phases of the project, but the intention was that there would be access coming through the lots. She stated that if the City Council had any specific questions regarding the lots, they can be answered by email.

The public hearing was closed at 7:06 p.m.

2. Park Improvement Public Input Hearing

Ken Keitel, Terraspec, stated that a Master Plan was formed for the City of Jennings Parks in 1999-2000, and the plan should be updated every fifteen to twenty years. He stated that the last public input session was concerning improvements being made to Koeneman, Lions, and Sievers Parks. A request for satellite parks in the southern Jennings wards was made at that session. Terraspec asked that each of the councilmembers submit one or two lots that were owned by the City that could be considered viable as satellite parks in different wards. Ken stated that Terraspec had received identified lots from Wards 1, 3, and 4. The following park schematics were indicated by a projector and shared through Zoom.

Ken stated that over the years, improvements to Koeneman Park have been made according to the Master Plan from 2000. He stated that proposed improvements to the park were the addition of a fishing deck to Stichnote Island in the fishing lake, including a small toddler (tot) lot at the far north end of the lot near the Lake Pavilion, and the addition of the roller-skating rink near the property line to the east. Ken stated that the proposed roller-skating rink will be approximately the same size as the roller-skating rink constructed in the City of Dellwood.

Ken stated that after the last public input session, some suggestions for Koeneman Park that were received were the addition of benches, additional shade structures around the lake with benches, major tree planting for the park, and a shelter to the Stichnote Island in addition to the proposed fishing deck with pavilions.

Ken stated that some small mini shelters will be added along the roller-skating rink. Councilwoman Fountain Henderson inquired about the location of the roller-skating rink. Ken stated that it would be located between the large pavilion and the fenced property line to the east of the property, away from the main parking area.

Councilman Johnson asked if the \$1.3 million project will be done in phases. Ken affirmed that the park improvements will be completed in phases through municipal park grants from St. Louis County which are approximately \$465,000.

Ken stated that the proposed improvement to Lions Park will be the addition of a tennis court on the southwest section of the park. He stated that a picnic area will have to be relocated to accommodate the tennis court as it was the most level section of the park.

Councilwoman Clower asked if the tennis court would be lighted. Ken stated that it was not planned to be a lighted tennis court, especially since the court would be located so close to a residential area. He pointed out that the park does close at night. Councilman Stichnote stated that the park closes at 9 p.m. Councilwoman Clower asked if he would consider the installation of lights since in the summer, it often gets dark around 8:30 p.m. Councilman Stichnote stated that the park will be closed in the wintertime and the gates are locked to Lions Park at the beginning of November until April 1st. He expressed concern over the cost to light the tennis court. Ken stated that it would cost approximately \$75,000 to light the tennis court.

Councilwoman Fountain Henderson expressed concern that there was not sufficient parking at Lions Park. Councilman Stichnote stated that parking had been improved. Ken stated that the parking had also been adjusted for better organization of vehicles being parked.

Councilwoman Brown asked if it was typical to seek public input regarding the installation of lighting for the tennis court. Ken stated that cut-off lights would be installed for the court and would not cast any light on neighboring properties. He stated that the lighting was a good idea, the cost factor would have to be considered but the installation could be done in another phase. He suggested a public input session be held to discuss the installation of lighting.

Councilwoman Fountain Henderson stated that a question from the Zoom chat was if the roller-skating rink would be covered. Ken stated that the cost to cover the rink would be a budgetary item and would cost a lot. Councilwoman Fountain Henderson expressed concern about the rink flooding. Ken stated that the Thousand Year Floodplain was further away from the rink near the restrooms near the Lake Pavilion.

Ken stated that the proposed improvements to Sievers Park will be updating the pavilion and restroom to Americans with Disabilities Act (ADA) standards and outdated materials. Councilman Stichnote asked if the lighting will be redone for Sievers Park. Ken stated the lighting will be updated to LED and was included in the cost estimate for the Sievers Park improvements.

Councilwoman Fountain Henderson asked if the cost of bollards could be added to the park improvements for Sievers Park. Ken stated that there were no funds available for bollards to be added to this phase of the park improvements.

Ken stated that the inclusion of the satellite parks in the Master Plan was intended to create tot lots, perhaps a basketball court, seating, and some shelters. He stated the intention of showing schematics for the satellite parks was to indicate the amount of space that was available on the lots and what they could be used for.

Ken stated that the Ward 1 satellite park on Glade Avenue schematics indicated space for a half basketball court, tot lot, benches, and a miniature shelter. He stated that in Ward 3 the satellite park on Garesche Avenue schematics indicated space for a half basketball court, miniature shelter, and tot lot. Ken stated that in Ward 4 the satellite park on Helen Avenue schematics indicated that there was only space for a tot lot with a miniature shelter and barbeque pit.

Councilwoman Clower asked if a basketball court be installed at the Ward 4 satellite park. Ken stated to install a basketball court there would have to be a lot of excavation done and the park would end up being wall-to-wall concrete, and the playground would almost be touching the basketball court. Councilman Stichnote suggested looking at other lots in Ward 4 for a satellite park. Councilwoman Clower stated that she was interested in a walking track for the satellite park. Ken stated that it could be done around the perimeter of the tot lot but the walking track would be like walking in one's backyard.

The public hearing was closed at 7:35 p.m.

3. Community Development Block Grant (“CDBG”) Funds Allocations for 2023 and Reallocations for 2020 and 2021.

Kellie Shelton, Economic Development Coordinator, stated the purpose of the Community Development Block Grant (CDBG) from St. Louis County and the \$186,800 allocated funds received each year as a participating jurisdiction. She stated that the funds must be applied for each year. Kellie informed the public of the application process. She stated that the purpose of the public hearing that evening was to discuss the use of the 2023 CDBG funds and the remaining 2020 CDBG funds.

Kellie stated that the City was working with IMEG Engineering for street improvements to Garesche Avenue, and is scheduled to be completed in three phases. She stated that the City of Jennings has received American Rescue Plan Act (ARPA) funds which will free up funds for the street improvement project. She proposed that \$93,400 be used for street repairs, \$46,700 for the home repair program, and \$46,700 for demolition.

A resident stated he lived on the corner of Idlewild Avenue and College Avenue, where the streets are in poor condition and rocks had been swept into his driveway during heavy rainfall. He stated that the street sweeper used to come through his area on Wednesdays but has not been seen in

some time. He stated that he called Mayor Austin about the issue, and she stated that she would send someone by, but no one has come by with the street sweeper.

The resident reported that the sewer behind his property was caving in. Mayor Austin reported that as soon as she had received his phone call, Jim Maixner, Public Works Director, had gone to the area of concern. The resident reported that at the corner near the curb of College Avenue and Idlewild Avenue, there was a deep hole that has been there for quite some time. He stated that he had reported the pothole, and nothing had been done about it. The resident reported that the Flordell Hills had roadwork from West Florissant Avenue to Jennings Station Road done, and the street need to be repaved down to I-70. Mayor Austin asked if the street was on the list.

Councilman Johnson introduced himself to the resident and reported to him that the council members have inquired about the same street for some time. He stated that he had heard from residents in that area that the streets have not been paved in thirty to forty years and has been told that the Public Works Department has not had the staff to pave them. He asked Kellie if the streets could be paved by contractors.

Jim reported that College Avenue, Main Street, and Sharidge Drive were slated for paving in the 2022-2023 fiscal year. He reported that Public Works did not have the operators and crew to pave those streets. He stated that the City was pursuing contractors to complete the work which may cost the City \$300,000, versus \$100,000 using City staff.

Kellie stated that the CDBG funds that were being discussed are allocated for next year and could be used for street repair. Councilwoman Clower expressed concern over the poor condition of Janet Avenue. Jim stated that the plan for street repair will have to be reevaluated. She suggested that the 5300 block of Janet Avenue should also be considered for street improvements.

A resident that lives on the 1900 block of D'Amato Court reported that there are potholes in the street deep enough that children sit along the street edge and hang their legs into the holes. She stated that the potholes are dangerous. She stated that there is a metal plate covering one of the potholes but not the other holes in the street.

Councilwoman Clower reported that she had spoken with Jim about the issue, and he stated that it was the responsibility of the Metropolitan Sewer District (MSD). She requested that he follow up with MSD and that it be reflected in the Public Works Department monthly report.

Sharon Stewart, 8300 block of Osborn Drive, reported that she took pictures of her street, and sent them to Councilwoman Morton who forwarded them to Jim. She stated that she had lived on that street for thirty-six years and during that time, it had never been paved. She stated that during the recent heavy rainfall the water came up under the pavement and there is a large pothole directly in front of her driveway.

Jim reported that the Public Works Department was severely understaffed, and the department was doing its best to maintain reported high grass properties. Mayor Austin stated that Osborn Drive will be added to the list of streets for repair.

Councilwoman Morton inquired via Zoom when demolitions were to begin and where the home improvement applications can be found. Kellie stated that applications for home repairs are done through St. Louis County, a brochure regarding the program guidelines is available and will be provided to Councilwoman Morton and anyone interested in the program.

Kellie reported that the City of Jennings demolished 8 homes in June 2022 using the 2020 CDBG funds. She stated that there was approximately \$49,785.71 remaining. She explained what the home repair program was and that St. Louis County manages the program. Kellie stated that should the City choose to include the remainder of the 2020 CDBG funds into 2021 CDBG funds, it would

provide a total operating budget of \$143,185.71. She proposed that more houses could be demolished using those funds.

Kellie reported the 7 homes previously approved for demolition, stating that 1923 Mora Lane and 2544 Oepts Avenue must be removed from the demolition list due to their historical significance. She proposed that the City add 7 houses, for a total of twelve houses to demolish. She stated that the 7 houses that have been identified for demolition are 5337 Jennings Station Road, 5447 Helen Avenue, 7060 Idlewild Avenue, 2044 Belle Avenue, 7211 Calvin Avenue, 2501 Tyrell Drive, and 2505 Tyrell Drive. Kellie stated the City needed help from the public to identify homes that need to be demolished that are not already identified on the demolition list.

Councilwoman Clower stated that 5542 Helen Avenue has been purchased through the City Property Auction and should be removed from the ordinance for the 2020 CDBG. Kellie informed Councilwoman Clower that an address must be chosen that evening publicly. She also informed her of the guidelines for lot selection for demolition for the CDBG to avoid a delay to March 2023.

Sam Alton, City Attorney, stated that a decision about the 2020 CDBG funds must be made that evening. He asked Kellie if the ordinance had to be passed by September 1, 2022. Kellie stated that the application was due August 31, 2022 and must include the proposed use of the CDBG funds. Sam suggested that the City Council allow Kellie and Councilwoman Clower to come to an agreement on a home to be added to the ordinance for demolition that evening.

A member of the public requested that 8310 McLaran Avenue be added to the demolition list. Councilwoman Clower requested that a house on Helen Avenue in Ward 4 be selected and added to the 2020 CDBG ordinance.

Sam suggested that if the bill had been read in councilmember packets before that evening, the City Clerk would have had time to adjust the ordinance before discussion at the City Council meeting. Councilman Johnson suggested that councilmember packets be received earlier than the Thursday before a City Council meeting. Sam pointed out that if the bill was not amended that evening, it could not be passed as it was because the properties are listed in the bill language.

Kellie suggested replacing 5542 Helen Avenue with either 5461 or 5468 Helen Avenue. Sam stated that the bill could be amended before it was passed, and it could be written into the ordinance. Councilwoman Clower selected 5461 Helen Avenue to replace 5542 Helen Avenue in the 2020 CDBG Bill.

The public hearing was closed at 8:15 p.m.

B. REGULAR MEETING

1. Call to Order - The meeting was called to order at 8:15 p.m.

2. Roll Call

Council members present: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Dr. Kimberly Morton via Zoom, Gary Johnson, Lorraine Clower, and Joseph Turner.

Council member(s) absent: none.

Also present: Mayor Yolanda Austin; Deletra Hudson, City Clerk; Khianna Ward DeGarmo, Deputy City Clerk; and Sam Alton, City Attorney.

3. Approval of the Agenda

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the agenda for the meeting. All in favor; none opposed.

4. Approval of the minutes from the Regular Meeting of July 25, 2022.

On the motion made by Councilwoman Brown, seconded by Councilman Wilson, the City Council approved the minutes from the Regular Meeting of July 25, 2022. The minutes were approved by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Terry Wilson, Jane Brown, and Joseph Turner; Yolonda Fountain Henderson, Dr. Kimberly Morton, Lorraine Clower, and Gary Johnson opposed. Mayor Austin voted in favor of approving the minutes.

Councilwoman Fountain Henderson stated she still had not received an answer to the question she asked on page 14 of the July 25, 2022, minutes, regarding the ARPA Fund Small Business Grant Application from Dianna Drake, Special Services Coordinator. Deletra Hudson, City Clerk, stated that Dianna does not handle the ARPA Small Business Grant. Mayor Austin stated that she asked Kellie to answer Councilwoman Fountain Henderson's question. Kellie stated the Small Business Grant was for up to \$5,000, and the business must select one option on the grant application, but the selection may not total \$5,000. Councilwoman Fountain Henderson suggested that the language be removed from the grant application. Kellie stated that it had been removed from the revised grant application and she will send the application to the City Council.

C. PRESENTATION OF PETITIONERS, REMONSTRATIONS, COMPLAINTS, AND REQUESTS

1. Presentation – Employee Recognition by Deletra Hudson, City Clerk

Deletra presented Khianna Ward DeGarmo, Deputy City Clerk, with a certificate of appreciation for demonstrating outstanding leadership and responsibility in guiding the City Clerk-Finance Office Team during Deletra's absence in July 2022.

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

Culeta Hendricks, 8404 McLaran Avenue, thanked the City Council for the approval of two speed bumps. She stated that one speed bump was placed but she believed it had been installed in the wrong area, near the stop sign on the opposite side of the street. She suggested that the speed bump be placed at Ada Avenue and McLaran Avenue.

Ms. Hendricks asked who maintained the landscaping at Buzz Westfall Plaza. Councilwoman Fountain Henderson stated that Buzz Westfall Plaza was responsible for the maintenance of the landscaping at the plaza. Ms. Hendricks reported that there had been a tree laying on its side on the property for weeks. Mayor Austin asked Schonla McClellon, Director of Housing, to connect with Ms. Hendricks to get pictures of the issue and contact Buzz Westfall Plaza.

JoAnne Clay, 5562 Albia Terrace, reported the tall grass at the corner of College Avenue and Marge Avenue. She stated that it was her second time making a complaint about the property. She also reported that a Public Works truck was spotted near the 5600 block of Albia Terrace to cut grass. Ms. Clay asked Jim when Public Works will be coming to the 5500 block of Albia Terrace.

Ms. Clay reported that there was trash debris from trailers parking on the streets. She reported poor street lighting on Apricot Avenue beginning at College Avenue. She requested that resident requests be taken care of before the needs of businesses.

Ms. Clay addressed Councilman Wilson about the issues she reported at the July 25, 2022, City Council meeting, which he would take care of but have not been addressed.

Freddie Bracy, not present.

Clarence Britton, 2200 block of Switzer Avenue, reported speeding vehicles down Switzer Avenue, from Jennings Station Road to Clifton Drive. Mr. Britton asked when speed bumps would be installed on the 2200 block of Switzer Avenue, on the opposite side of where other speed bumps have been installed. Jim stated that he would have to check if a traffic study had been completed for that section of Switzer Avenue, but he would follow up on the request. Councilwoman Clower stated that the requested block of Switzer Avenue had not been approved.

Councilwoman Clower stated that Councilman Johnson, Councilwoman Fountain Henderson, Councilwoman Morton, and herself are fighting for the residents.

Alice Wilson, 8860 Lucas and Hunt Road, a representative of the Youth Commission, stated that they often form activities for Jennings' youth to participate in. She stated that any member of the City Council that was receptive to receiving text messages from her have already received the flyers. She recommended interested parties contact the Recreation Department for more information.

Ms. Wilson announced that there will be a Parking Lot Party on September 24, 2022, from 2 p.m. to 5 p.m. for all ages, with food and drinks donated by White Castle. Ms. Wilson also announced that the annual Trunk or Treat will be hosted at Gary Gore Community Center on October 29, 2022, from 3 p.m. to 5 p.m. She stated that the Youth Commission welcomed support at their events. For more information, reach out to Ms. Wilson.

Marietta Beck, 5476 Hodiament Avenue, reported that there had been no change at 5426 Hodiament Avenue with vehicles parked on the property. She also reported that at 5443 Hodiament Avenue, the school bus and other vehicles she had reported previously have yet to be moved.

Ms. Beck stated that there had to be another way to address those playing loud music other than filing a formal complaint with the Police Department. She had been told by officers that there was not much that could be done about the issue other than asking the offender to turn their music down.

Ms. Beck expressed concern over the barbeque that was hosted at Councilwoman Clower's home, which several councilmembers had attended. She stated that according to Sunshine Law, it could have been construed as a meeting if there had been a quorum present and City business was discussed. Sam stated that if a quorum was present and City Business was being discussed, the meeting must have an agenda, and minutes, and the Sunshine Law must be followed.

Councilman Johnson stated that the councilmembers who attended anticipated that this could be a concern, Councilwoman Morton and Councilwoman Fountain Henderson departed the barbeque as Councilman Turner arrived.

3. Councilmember's Reports (Reports are limited to 5 minutes. See Decorum Ordinance)

Councilman Stichnote asked Jim if the street sweeper was operational. Jim stated that it was but has not been out due to the focus on tall grass that Public Works has taken. Councilman Stichnote reported that there is a pothole at 8820 Clifton Drive for the last three months in a row, and it still had not been fixed. Jim stated that Public Works had applied a cold patch over the pothole but could not apply a hot mix.

Councilman Stichnote stated that he had reported a list of properties where tall grass needed to be addressed on July 15, 2022, but they seemed not to have been addressed. He stated that some of the reported properties dated back in April, May, and June of 2022. Councilman Stichnote stated that only two of the properties on the list had been addressed. He stated that he had received various excuses for why they had not been completed.

Schona stated that the Building Department had gone through a system migration. She stated the abatement process from the moment the issue is reported to the Building Department, to when the issue is pushed down to Public Works to address. Schona stated that the properties have been abated, Public Works was short-staffed, and due to the migration, all complaints have been set back by one month. She stated that all the reported properties were in the MyGov system. Councilman Stichnote reported that the properties were in the system, but they had not been addressed.

Jim stated that the properties that have been entered into the system are being sent to the Public Works Department rapidly. He reported that there were thirty-seven on Meadowlark Avenue. He was working with Sam to identify emergency nuisance properties.

Councilman Stichnote asked if the properties would be addressed by the September 2022 City Council meeting. Jim stated that he does hope that they will be addressed by then. Schona

reported that the Building Department had pushed down seventy-seven properties to Public Works in the last two weeks.

Councilman Stichnote reported that there was a Neighborhood Watch meeting at Windfall Trace Apartments on August 17, 2022. He stated that there was quite a turnout.

Councilwoman Fountain Henderson requested that there be more than twelve seats for the public to attend the City Council meeting. She reported that 2504 Shannon Avenue and 2525 Hord Avenue were listed as health hazards. She stated that the truck has been moved out of the driveway and the property should be able to be accessed to address weeds and high grass.

Councilwoman Fountain Henderson asked who decided to update the system in the middle of the grass-cutting season. She stated that Dianna should have brought it to the City Council, the Council could have stopped the migration and it could have been done in the wintertime.

Councilwoman Fountain Henderson reported that someone was operating a mechanic shop out of their home at 2443 Hord Avenue, as well as at Leamont Drive and Dorwood Drive. She stated that mechanic shops are not allowed in residential areas and are blocking the flow of traffic on the street.

Councilwoman Fountain Henderson stated that she had two back-to-school giveaways. She thanked Councilman Johnson, Councilman Turner, and Councilman Wilson for attending the back-to-school events.

Councilwoman Fountain Henderson asked about the marquee at Sievers Park. She also asked for an update on the repair of the fence at Sievers Park. She stated that she supported Councilwoman Clower and Ward 4 because there is a visible difference in the wards. She stated that there was a problem with dogs at the 2443 Hord Avenue mechanic shop. Councilwoman Fountain Henderson thanked those who supported her campaign for State Representative in the August 2022 Election.

Mayor Austin asked Willie Brandon, Parks and Recreation Director, who reported that the fence repair was pending the acquisition of materials, the contractor for the fence repair has already been selected and the funds are available for the repair. Deletra reported that there was a motherboard or computer glitch on the marquee at Sievers Park and her team was working to get the marquee operational.

Councilwoman Brown reported that the Back-to-School Jamboree was the largest and best in 2022. She stated that many vendors had visited the City for the first time, share a lot of resources at the event and she received a whole packet of information. Councilwoman Brown stated that some of the information included in the packet were school youth programs and career path information from construction to HVAC training and technology training. She stated that if anyone was interested to connect with her and some information would be available at the front counter of City Hall. Councilwoman Brown stated that the 'I love Jennings School District' relays the sentiments of the residents of Jennings. She reported that Superintendent Dr. Paula Knight gave an assuring report on the Jennings School District (JSD) plans concerning safety for the students of JSD on Channel 5 News KSDK.

Councilwoman Brown thanked Schona for being able to comfort a resident who was distraught over the overgrown lot behind her home. She stated that the resident was overjoyed and sent an email to Councilwoman Brown with her positive feedback.

Councilwoman Brown thanked Kellie for her in-depth report on economic development in the City. She stated that she looked forward to the community development beautification project. She stated that residents may respond well to make the project a success as it moved forward in Spring 2023.

Councilwoman Brown congratulated Willie for becoming a Certified Park Safety Inspector. She stated that the City also welcomed Rita Ellison, Parks and Recreation Administrative Assistant. She reported that they were featured in the Summer 2022 edition of the Missouri Parks and Recreation publication.

Councilwoman Brown congratulated Councilman Wilson for his appointment as City Administrator of the City of Dellwood.

Councilwoman Brown thanked all City department heads for the team spirit that was evident every time she needs their assistance with requests from residents. She stated that in some instances, the City was working well together.

Councilwoman Brown stated that the Farmer's Market will not be held in August 2022, to give the time and recognition to the upcoming Kiwanis Fishing Derby on August 27, 2022.

Councilman Wilson recognized the Building Department for getting the ball rolling, and he has observed some energetic Code Enforcement Inspectors in the field and making the Public Works Department busier as they push more work down.

Councilman Wilson thanked the Police Department for responding to two calls, one about a nuisance dog that was picked up by the police and taken to the precinct, where it was later picked up. He stated that the other call was regarding an abandoned car left at the entrance of Alexandria Place near St. Cyr Road and the car was removed very swiftly as well.

Councilman Wilson addressed the residents, informing them that the City staff was very taxed and do work very hard. He stated that the reality was, like all the industries at the time, they need help. He reported that the City has been recruiting online, by phone calls, social media and announced that on August 30, 2022, the City is hosting a Career Fair. Councilman Wilson asked that the members of the public spread the word and share the flyers from the front counter of City Hall. He reported that he was able to invite Naquittia Noah, Trio Educational Opportunity Centers, by calling the City Clerk to join the Career Fair.

Councilman Wilson reported that there was an election in August 2022, and another was coming up in November 2022. He encouraged everyone to come out to vote.

Councilwoman Morton reported that 7055 Florence Place was a vacant property, and a resident made a complaint about the overgrowth of vegetation on the lot, and perhaps the demolition of the house. She reported that 8340 Osborn Drive was purchased, and she hoped that the new owner will cut both the front and back yards. Councilwoman Morton asked Jim to follow up with her regarding the patch and paving of Osborn Drive.

Councilwoman Morton reported that a resident requested that JSD clean up after their students and parents and has also reported parents picking up and dropping off their children have been blocking residents driveways.

Councilwoman Morton asked how long one should wait after a property has been recently purchased before someone requests that a property owner address the high grass on their lot. Sam stated 7 days unless it is deemed an emergency, then the grass cutting can happen immediately. Jim stated that a lot of the properties are coming down from inspectors to the Public Works Department. He stated that he has been out in the field with Public Works Laborers, and he reported that temporary staff has been not showing back up for work. He reported that he consistently asks for more temporary staff when that occurs. Jim stated that when he comes across extreme cases of high grass, he photographs the lot and sends it to Sam to identify emergency nuisance properties.

Councilwoman Morton asked if the City was contracting out lawn care services for vacant lots. Deletra stated that the City was not contracting out lawn care services for vacant lots, the City was waiting for a response from contractors.

Councilwoman Morton reported that residents were inquiring about the home repair program, and she would like some information that she could share with residents. She asked if the owners of 7055 Florence Place have been addressing about the front and back yards of the property. Mayor Austin requested that when reporting nuisance high grass on a property, be sure to specify if the front or back yards need to be cut because that is how it is reported in the MyGov system.

Councilwoman Fountain Henderson asked which school the parents were going to pick up or drop off students that were blocking driveways. Councilwoman Morton stated that the schools that were affected were Hanrahan Elementary and Fairview Elementary schools.

Councilman Johnson provided feedback to Capt. Mann about the Community Crime Lead Portal. He stated that he used the portal and received a good response from the Police Department and followed up on the complaint he lodged and found that it had been addressed. He appreciated Capt. Mann making the portal available to the residents of Jennings.

Councilman Johnson reported that there was a Ward 3 meeting on August 20, 2022, that was well attended. He reported that he also attended the Back-to-School Jamboree, where he helped residents register to vote. Councilman Johnson stated that he hosted a giveaway for those registering to vote, featuring a forty-inch television.

Councilman Johnson stated that he guaranteed that the properties that Councilman Stichnote reported a few months back will most likely have high grass. He quoted Sam, stating that if a property has visibly excessively high grass that the Public Works Department may move forward to cut the grass. Councilman Johnson asked if a property has been determined an emergency nuisance, why photographs must be taken of the property and why are items being sent back to the Building Department.

Councilman Johnson stated that every month, the Building Department's monthly report provides documentation of the workload the department sees. He stated that the Public Work Department's monthly report does not provide enough information about what work is done per month.

Councilwoman Clower thanked Schona for taking the time to discuss an issue that was addressed with the help of a Code Enforcement Inspector. She started to continue what Councilman Johnson did, she thanked Schona for her detailed monthly report to the City Council. Councilwoman Clower stated to Jim that the Public Works Department's monthly report was not sufficient.

Councilwoman Clower reported that there will be a cleanup on September 17, 2022, that the Police Department will be leading. She stated that she and Councilman Turner would be unable to attend. She informed those who would like to volunteer at the cleanup to contact the Police Department.

Councilwoman Clower suggested that Jim begin requesting more temporary staff from the staffing agency since the Public Works Department is experiencing so much turnover with them. She reported that a resident has requested a speed bump at the corner of Wilborn Drive and Harney Avenue. She asked Jim to follow up with the resident who requested speed bumps across Jennings Station Road, on Switzer Avenue.

Councilwoman Clower reported that she spoke with Sam regarding increasing Ward Funds for the City Council to \$1500, to empower the City Council to be able to help address issues. Councilwoman Clower stated that there was a division among the wards. She stated that the City was crying out for help and did not understand why the wards look different than each other.

Councilwoman Clower reported that she had a meeting with Kellie and thanked her for the structure of the Economic Development monthly report. She stated that the Public Work Department report was only a call list, and it does not reflect what he has stated about the Public Works workload.

Councilman Turner reported that August has been quite a hot month and has seen quite a bit of rain. He stated that the process to address high grass has been tweaked a little, so the process has been moving a little faster. He encouraged Jim that the Public Works Department is doing the best it can with its resources.

Councilman Turner reported that at 8510 Hamilton Avenue the resident who lived there had moved to a senior living facility on a Saturday and by Sunday someone went to the home and stole the air conditioning unit. He stated that the people who purchased the property have been cooperative and have begun work on it.

Councilman Turner noted that Belle Avenue was on the demolition list as well as a couple of other Ward 4 streets, he appreciated that they will be addressed.

Councilman Turner received a gift card from the school on Ada Wortley Avenue, he saw a sign for the City Center. He stated that what you see is what you get and cautioned everyone about what

they say, that is what they get. Councilman Turner stated that he lives in Ward 4, it's lovely and not the worst place in town. He encouraged everyone, no matter where they live, to continue to maintain their spaces. He suggested encouraging each other instead of fighting.

Councilman Turner thanked Mayor Austin, the hardworking City staff, and the City Council and encouraged them to find the goodness in themselves and share it.

4. MAYOR'S REPORT

Mayor Austin thanked everyone in attendance and the department heads that are trying their best to meet the needs of the City. She stated that they are truly appreciated.

Mayor Austin stated that prayers are going out for the families that have been affected by the flooding. She reported that Jim and Deletra have reached out to St. Louis County and the City should be receiving dumpsters soon to help with items that were damaged in the flood. She stated that those affected should call City Hall and speak with Deletra to be added to the list.

Mayor Austin reported that many departments are short but are doing their best to work with what they have. She reported that the Public Works Department is short about ten staff members, while still boarding up vacant properties, cutting grass, and paving streets. She stated that she speaks to Jim daily regarding the lack of job applicants and sometimes the City does receive applications for the Public Works Department, but once they are approved by the City Council they may not pass the background check. Mayor Austin encouraged people to attend the Career Fair. She also reported that the Parks and Recreation Department is down some staff members as well.

Mayor Austin reported that there are a lot of dogs around Jennings and asked for the residents to report the dog to the Building Department with the address where the dog is located. She stated that when she had begun her term, there were only four dogs registered with the City. She stated that the Building Department will investigate the registration for the dog and if it is not, the Finance Department will issue a letter to the property owner. Mayor Austin stated that feedback from residents assists the City in how it can do better.

Mayor Austin reported that there have been about three hundred applications for the Ring Doorbell Program, and about one hundred and fifty-seven have been issued to residents. She stated that the ARPA Fund Budget allocated funds for four hundred Ring doorbells.

Mayor Austin encouraged residents that live next to a vacant lot to get involved with the Mow-to-Own Program and may contact Kellie for information. She stated that the program has been in action for about three years.

Mayor Austin reported that there has been a Washington University intern with the City of Jennings since January 2022 in the Economic Development Department. She stated that the last two weeks have ended her term with the City. Mayor Austin stated that the intern had identified vacant and abandoned properties, approximately one thousand in the City of Jennings. Mayor Austin stated that there is a Vacant Property Registration Program that assists with the tracking of vacant properties.

Mayor Austin reported that she attended the Back-to-School Jamboree on Saturday, August 20, 2022, at Jennings Senior High School. She stated that she had attended the last 5 or 6 jamborees and this was the largest jamboree, with a variety of resources for students and families. Mayor Austin stated that it was a job well done by Dr. Knight, Superintendent, and the Jennings School District staff. Mayor Austin reported that at 7:15 a.m. she greeted the seventh and eighth graders for their first day at Rose Mary Johnson Jennings Junior High School.

Mayor Austin reported that thanks to the partnership with Moses Dickson Lodge #187 Masons of Missouri, the City hosted the Back-to-School event at the Jennings Civic Center on Sunday, August 21, 2022, cutting thirty-two young people's hair.

Mayor Austin reported that there was a successful in-person Business Watch Meeting on Friday, August 19, 2022, at the Jennings Civic Center. She stated that Lt. Perez spoke safety and on the camera registration program and Kellie gave a presentation about the businesses in Jennings and assistance to small businesses.

Mayor Austin reported that there will be a new KFC constructed at the corner of Ada Wortley Avenue and Jennings Station Road, which was due to be completed by the end of September 2022. Mayor Austin reported that the City has made progress with the City Center project by working with KAI Architects. She stated that evening the City Council will vote on the General Contractor Agreement.

Mayor Austin reported that the Prince Hall Masons Parade will be on September 11, 2022, assembling at 12 p.m. at the Jennings Senior High School.

Mayor Austin asked Capt. Mann to speak on the new police initiative and camera registration program. Capt. Mann reported that the Jennings Precinct has made a Community Crime Lead Portal available to residents. The program provides real-time information to officers during their shifts, anyone with a smartphone can scan the QR code and access the portal to make an entry. He stated that any officer can access the concerns and for him to track what is being reported.

Capt. Mann reported that the community camera program has taken off which began in the Fall of 2021. He stated that the goal of the program was to map the cameras of civilians that may assist in investigating crime and making Jennings a safer place.

D. MONTHLY DEPARTMENTAL REPORTS

On the motion made by Councilman Wilson, seconded by Councilman Stichnote, the City Council approved the monthly departmental reports. All in favor; none opposed.

Councilman Johnson requested proof that the Federal government has mandated that the 8709 Xograph Avenue site be secured by security services, while the Environmental Protection Agency worked with the City to clean up the hazardous materials. Deletra stated that she would get the information from Lt. Jones and follow up with Councilman Johnson.

Councilwoman Clower requested that the Public Works Department monthly report be more detailed. Councilman Johnson asked for clarification on the Public Works report on why Dianna Drake's name was on included in the report. Mayor Austin stated that Dianna assisted the Building Department in pushing nuisance property complaints down to Public Works. Jim stated that he was working with MyGov to have a more detailed abatement report.

Councilman Johnson requested that Jim simplify the identification process for emergency nuisance properties. Councilwoman Clower requested that Jim share with Schona the ordinance regarding easements. She asked Sam to clarify the emergency abatement ordinance. Sam stated that the emergency abatement of properties was based on a judgment call that the property was a direct risk to the health and safety of Jennings residents. Councilman Johnson and Councilwoman Clower expressed concerns about extreme cases of high grass in their wards. Councilwoman Clower requested the emergency abatement be discussed at the next Public Works and Building Committee meeting. Councilwoman Brown stated that it would be added to the agenda.

Councilwoman Fountain Henderson requested her username and password for MyGov access. Jim stated that the public MyGov portal was on the City website, and the user access information for the City Council had been sent out. Deletra stated that Dianna will follow up with Councilwoman Fountain Henderson.

E. REPORTS OF COMMITTEES

1. Ways and Means & Public Safety Committee – Councilman Wilson stated that there was a joint meeting on August 3, 2022, at 6 p.m. The committee discussed the ARPA Fund Budget Amendment and approved the reallocation of \$40,000 from the Awnings for Businesses line of budget for a Trash Services Grant available for fifty residents per ward, pending application.

Councilman Wilson reported that there was a meeting on August 15, 2022, at 6 p.m. The committee approved the recommendation of the General Contractor Agreement and the budget amendment for the ARPA Fund.

2. Public Works & Building Committee – Councilwoman Brown reported that in the August 3, 2022, joint meeting, the committee discussed the approval of the honorary street naming for Pastor

Leonard Dennis, the Republic Services contractual services cost increase and the updates from the Public Works Director.

Councilwoman Brown stated the committee received a revised request from Metropolitan Missionary Baptist Church to rename Jennings Station Crossing Road as Rev. Leonard D. Dennis Way. The committee approved the request. Jim stated that the blue signs on a separate pole will be erected at the beginning of Helen Crossing at the traffic light and the end of the 5200 block of Helen Avenue. Councilwoman Brown stated that Jim reported that the Public Works Department was down 6 full-time CDL staff members and 7 part-time staff members. She stated that he has contacted a staffing agency for skilled laborers that could assist with asphaltting, and none are available. She stated that he is working with the Special Services Coordinator to form an RFP for asphaltting contract services.

Councilwoman Fountain Henderson expressed the inconvenience with joint committee meetings. Mayor Austin stated that the discussion was heard regarding singular committee meetings and assured her that it would be considered.

3. Parks & Recreation Committee – Councilman Stichnote stated that there was no meeting.

4. Policy and Ordinance Committee – Councilman Turner reported that there was no meeting.

5. Municipal League – Councilman Wilson stated that there will be a meeting on September 22, 2022, at 6:30 p.m., location to be announced.

6. Planning Commission – There was a meeting.

7. Economic Development Board – There was no meeting.

8. Youth Commission – There was a meeting.

9. Senior Commission – There was a meeting.

F. LEGAL BUSINESS (Proposed Ordinances)

1. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI AUTHORIZING THE ALLOCATION OF REMAINING COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) FUNDS FOR 2020 AND 2021.

On the motion to amend by interlineation made by Councilwoman Clower, seconded by Councilman Turner, to remove 5542 Helen Avenue from the body of the ordinance, and insert 5461 Helen Avenue into the ordinance in its place. All in favor; none opposed.

Sam did the first reading of the ordinance for Bill #2690. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson, for the second reading. Sam did the second reading of the ordinance.

Bill #2690 became Ordinance #2625 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Dr. Kimberly Morton, Gary Johnson, Lorraine Clower, and Joseph Turner; none abstained nor opposed.

2. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI AUTHORIZING THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) FUNDS FOR 2023.

On the motion for the first reading made by Councilman Wilson, seconded by Councilwoman Fountain Henderson for Bill #2691. Sam did the first reading of the ordinance. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson, for the second reading. Sam did the second reading of the ordinance.

Bill #2691 became Ordinance #2626 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Dr. Kimberly Morton, Gary Johnson, Lorraine Clower, and Joseph Turner; none abstaining nor opposed.

3. AN ORDINANCE OF THE CITY OF JENNINGS, MISSOURI, APPROVING A PETITION TO RE-SUBDIVIDE AND/OR CONSOLIDATE 5 LOTS FOR THE WEST WALNUT MANOR PLAT 2 SUBDIVISION FILED BY A CARING PLUS FOUNDATION, INC.

On the motion for the first reading made by Councilwoman Brown, seconded by Councilman Johnson for Bill #2692. Sam did the first reading of the ordinance. On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson, for the second reading. Sam did the second reading of the ordinance.

Bill #2692 became Ordinance #2627 by the following roll call vote of the councilmembers, voting in favor: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Dr. Kimberly Morton, Gary Johnson, Lorraine Clower, and Joseph Turner; none abstaining nor opposed.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. Approval of the General Contractor Agreement for the City Center Project

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the recommendation from the City's Construction Management Team and KAI Architects to execute a General Contractor Agreement with Hankins Construction, not to exceed \$12.7 million. The General Contractor Agreement for the City Center Project was approved by the roll call vote of councilmembers voting in favor: Allan Stichnote, Jane Brown, Terry Wilson, Dr. Kimberly Morton, Lorraine Clower, and Joseph Turner; Yolonda Fountain Henderson and Gary Johnson opposed.

2. Approval of the budget amendment for the ARPA Fund

On the motion made by Councilman Turner, seconded by Councilman Wilson, the City Council approved the recommendation to transfer \$25,000 from the ARPA demolition line and \$38,175.50 from the ARPA budget surplus to the security officers' line for the monitoring of the 8709 Xograph Avenue site. Councilwoman Fountain Henderson opposed. The line-item transfer was approved by the following roll call vote of councilmembers voting in favor: Allan Stichnote, Jane Brown, Terry Wilson, Dr. Kimberly Morton, Lorraine Clower, and Joseph Turner; Yolonda Fountain Henderson and Gary Johnson opposed.

3. Approval of the resolution for the honorary street naming for Pastor Dennis

On the motion made by Councilwoman Fountain Henderson, seconded by Councilwoman Clower, the City Council approved the resolution to provide an honorary street name and placement of two signs at Jennings Crossing to Rev. Leonard D. Dennis Way. All in favor; none opposed.

4. Approval of a speed bump at Ranch Meadow Avenue and Dorwood Drive

On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson, the City Council approved the recommendation for the installation of a speed bump at Ranch Meadows Drive and Dorwood Drive. All in favor; none opposed.

5. Approval of the monthly bills for payment

On the motion made by Councilman Wilson, seconded by Councilwoman Brown, the City Council approved the monthly bills for payment. All in favor; none opposed.

I. MAYOR'S CLOSING REMARKS

Mayor Austin thanked those who those in person for staying and those who stayed on the Zoom for the City Council meeting.

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

On August 22, 2022, on the motion made by Councilman Wilson, seconded by Councilwoman Fountain Henderson, the City Council approved a closed session for Legal and Personnel (RSMO 610:021-1,3) by the following roll call vote of councilmembers voting in favor: Stichnote, Fountain Henderson, Brown, Morton, Wilson, Johnson, Clower, and Turner; none absent; none opposing nor abstaining.

Also present were Mayor Austin; Deletra Hudson, City Clerk; Khianna Ward DeGarmo, Deputy City Clerk; and Sam Alton, City Attorney.

PERSONNEL - The following actions were taken:

a. Hire Full-Time Corrections Officers

On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Wilson, the City Council voted to approve the recommendations from Lt. Pervis Jones, Corrections Department, to hire Hillary McMullen for the full-time Corrections Officer position pending the pre-employment screenings and background checks. The motion was approved by the following roll call vote of councilmembers voting in favor: Stichnote, Fountain Henderson, Wilson, Brown, Morton, Clower, and Turner; none absent; none opposing; Johnson abstaining.

b. Hire Part-Time Economic Development Research Assistant

On the motion made by Councilman Stichnote, seconded by Councilman Wilson, the City Council voted to approve the recommendations from Kellie Shelton, Economic Development Director, to hire Anni Dineen for the part-time Economic Development Research Assistant position pending the pre-employment screenings and background checks. The motion was approved by the following roll call vote of councilmembers voting in favor: Stichnote, Fountain Henderson, Wilson, Brown, Morton, Johnson, Clower, and Turner; none absent; none opposing nor abstaining.

K. ADJOURNMENT

On the motion made by Councilwoman Fountain Henderson, seconded by Councilman Stichnote, the City Council voted by roll call votes of the following council members to adjourn the meeting at 11:19 p.m.: Allan Stichnote, Yolonda Fountain Henderson, Terry Wilson, Jane Brown, Dr. Kimberly Morton, Gary Johnson, Lorraine Clower, and Joseph Turner; none absent; none opposed nor abstained.

Approved:


Yolanda Austin, Mayor

Attest:


Deletra Hudson, City Clerk

