

FERGUSON CITY COUNCIL

**Regular Council Meeting, August 24, 2004
Work Session, 7:00 P.M.
Council Meeting, 8:00 P.M.**

**CITY HALL
110 Church Street**



The regular meeting of the Ferguson City Council was called to order at 8:00 p.m. on August 24, 2004, by Mayor Steven Wegert, in the Council Chambers of City Hall, 110 Church Street, Ferguson, Missouri. Mayor Wegert requested that everyone stand for a moment of silent prayer, after which the Pledge of Allegiance was recited. On roll call, the following Council members were present:

Mayor Steven Wegert
John Corson
Keith Kallstrom - Absent
Mark Crinnion
James Hines
Peggy Faul
Bill Duncan

Also present were City Manager A.J. Krieger, Attorney Martin Barnholtz and City Clerk, Debbie Matthies. Mrs. Matthies declared a quorum was present.

Mayor Wegert welcomed all present and explained the meeting would be the Public Portion and the Business Portion.

PUBLIC COMMENTS

Sonja Harris – 317 Louisa Avenue – had concerns and comments regarding a neighbor harassing her and her family. Mayor Wegert suggested Ms. Harris contact Chief Moonier about the occurrences. City Manager, A.J. Krieger and Chief Moonier have offered and begun mediation efforts with Ms. Harris.

Bill Muenz – 69 Harneywold Drive – had concerns with the old Builder's Square building. Mayor and A. J. explained that the building has been sitting for approximately 7 years and is now having deferred maintenance on it. Mr. Muenz had photos of the street in front of his house, which is in disrepair, and wanted to know when it will be repaired. Staff will look into it and contact Mr. Muenz.

Tom Patterson – had concerns and comments regarding the Fire Department article in the St. Louis Post-Dispatch.

Tim Ohmeyer – 467 N. Elizabeth Avenue – had comments and concerns regarding the boarded up vacant buildings in the City, why quality residents are leaving the City, problems with the school district and why neighborhoods are changing. Mr. Ohmeyer also asked about the City's budget problems. City Manager, A.J. Krieger, will meet briefly after the meeting with Mr. Ohmeyer to explain the budget.

Ada Parker – 237 Louisa Avenue – had concerns and comments with the school district and why quality residents are leaving the City. Ms. Parker is in favor of having town hall meetings.

Marlene Leahy – 114 Robert – comments and concerns regarding subsidized housing and the amount of HUD housing in the City and would like information on it.

Blue Tapp Scheffer – 705 N. Florissant Road – agrees strongly on the sales tax increases and will help educate and inform voters but feels it will be difficult and an uphill battle. Ms. Scheffer has information on the website fergusonforward.com about the increases and graphs and would encourage Council to have town hall meetings, send flyers, and go door-to-door to try an educate voters to pass the sales tax increases in November.

There being no further public comments, Mayor declared the public portion closed at 8:30 p.m.

APPROVAL OF MINUTES

Minutes

Special Council Meeting – August 17, 2004. A motion was made by Mr. Crinnion, seconded, and carried to accept the minutes as presented.

Closed Council Meeting – August 6, 2004. A motion was made by Mr. Crinnion, seconded, and carried to accept the minutes as presented.

Council Meeting – August 10, 2004. A motion was made by Mr. Crinnion, seconded, and carried to accept the minutes as presented.

Landmarks Commission Meeting – August 16, 2004. A motion was made by Mr. Crinnion, seconded, and carried to accept the minutes as presented.

APPOINTMENTS - No Boards and Commissions appointments at this time.

MANAGER'S REPORT

City Manager, A.J. Krieger explained the items on the agenda.

BILLS REQUIRING FIRST READINGS

BILL NO. **6696** AN ORDINANCE LEVYING SPECIAL TAX BILLS AGAINST CERTAIN PROPERTIES FOR COSTS OF CUTTING AND REMOVING WEEDS AS PROVIDED UNDER CHAPTER 46. VEGETATION, ARTICLE III. WEEDS AND VINES, OF THE CODE OF THE CITY OF FERGUSON, MISSOURI; EFFECTIVE WHEN. introduced by Council as a Whole.

BILL NO. **6697** AN ORDINANCE LEVYING SPECIAL TAX BILLS AGAINST CERTAIN PROPERTIES FOR COST OF REMOVING TRASH AND DEBRIS AS PROVIDED UNDER CHAPTER 28. NUISANCES, OF THE CODE OF THE CITY OF FERGUSON, MISSOURI; EFFECTIVE WHEN, introduced by Council as a Whole.

BILL NO. **6698** AN ORDINANCE LEVYING SPECIAL TAX BILLS AGAINST CERTAIN PROPERTIES FOR COSTS OF BOARDING UP BUILDINGS AS PROVIDED UNDER CHAPTER 7. BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF THE CITY OF FERGUSON, MISSOURI; EFFECTIVE WHEN, introduced by Council as a Whole.

BILL NO. **6699** – AN ORDINANCE OF THE CITY OF FERGUSON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED CONTRACT WITH THE COUNTY OF ST. LOUIS FOR THE HOUSING OF MUNICIPAL INMATES IN THE ST. LOUIS COUNTY JUSTICE CENTER; EFFECTIVE WHEN, introduced by Council as a Whole.

BILLS REQUIRING SECOND READINGS

BILL NO. **6693** AN ORDINANCE FIXING THE RATE OF TAXATION FOR THE YEAR 2004 BY LEVYING A TAX FOR GENERAL AND OTHER PURPOSES ON ALL PROPERTY MADE TAXABLE BY LAW WITHIN THE CORPORATE LIMITS OF THE CITY OF FERGUSON, MISSOURI; AND LEVYING A TAX FOR FREE PUBLIC PARKS IN THE CITY OF FERGUSON, MISSOURI; EFFECTIVE WHEN, introduced by Council as a Whole and read the first time.

A motion was made by Mr. Crinnion, seconded, and carried to read the Bill a second time and place it upon its passage. On roll call vote, the motion carried as follows:

AYES – 6 - Corson, Crinnion, Hines, Wegert, Faul, Duncan
NOES – 0

Bill No. 6693 was declared passed and sent to the Mayor for signature.
Bill No. 6693 thus became Ordinance No. 2004-3220 and is permanently recorded in Book 26 on page 145.

BILL NO. 6694 AN ORDINANCE AMENDING CHAPTER 49 - ZONING, SECTION 16.0 DB-2 DOWNTOWN AREA BUSINESS DISTRICT, BY AMENDING SECTION 16.4 - SPECIAL USES, SUBSECTION G, DELETING TEXT STATING: ITEMS (1) THROUGH (9) AND ITEM (12) SHALL NOT BE ALLOWED IF WITHIN 1000 FEET FROM THE PROPERTY OF A BUSINESS WITHIN THE SAME NAICS CODE SECTION; EFFECTIVE WHEN, introduced by Council as a whole and read the first time.

Following discussion, a motion was made by Mr. Crinnion, seconded, and carried to read the Bill a second time and place it upon its passage. On roll call vote, the motion carried as follows:

AYES – 6 – Crinnion, Hines, Wegert, Faul, Duncan, Corson
NOES – 0

Bill No. 6694 was declared passed and sent to the Mayor for signature.
Bill No. 6694 thus became Ordinance No. 2004-3221 and is permanently recorded in Book 26 on page 147.

BILL NO. 6695 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SALES CONTRACT FOR THE SALE OF 220 N. FLORISSANT ROAD, FERGUSON, MISSOURI, WHICH HAS BEEN DECLARED SURPLUS PROPERTY; EFFECTIVE WHEN. introduced by Council as a whole and read the first time.

A motion was made by Mr. Crinnion, seconded, and carried to read the Bill a second time and place it upon its passage. On roll call vote, the motion carried as follows:

AYES – 6 – Hines, Wegert, Faul, Duncan, Corson, Crinnion
NOES – 0

Bill No. 6695 was declared passed and sent to the Mayor for signature.
Bill No. 6695 thus became Ordinance No. 2004-3222 and is permanently recorded in Book 26 on page 148.

MISCELLANEOUS

Mr. Corson had comments and concerns regarding levying special tax bills relating to absentee landlords or rental property. Discussion ensued. A future work session will be set to discuss this issue.

Mr. Hines – is a member of PROUD (People Reaching Out For Unity and Diversity) organization that welcomes new neighbors to the City of Ferguson. Mr. Hines feels the new residents appreciate the effort and it is a positive reaction from new residents. He feels this could be used as a tool in spreading the sales tax increase issue.

Mayor Wegert – commented on an earlier question regarding the boarding up of vacant houses in the City and asked staff to check ordinances and procedures.

There being no further business to consider, the meeting adjourned at 8:50 p.m.

Debbie Matthies, City Clerk