

**FERGUSON CITY COUNCIL  
Council Meeting Minutes  
January 13, 2009**

**COUNCIL MEETING, 7:00 P.M.  
CITY HALL - 110 CHURCH STREET**

The regular meeting of the Ferguson City Council was called to order at 7:00 p.m. on January 13, 2009 by Mayor Brian P. Fletcher, in the Council Chamber of City Hall, 110 Church Street, Ferguson, Missouri.

Mayor Fletcher 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 Brian P. Fletcher  
Kynan S. Crecelius  
Michael Salant  
James W. Knowles, III  
Dwayne James  
Peggy Faul  
Fran Grecco

Mrs. Matthies declared a quorum was present.

Also present were City Manager John Shaw, City Attorney Stephanie Karr and City Clerk Deborah Matthies.

Mayor Fletcher welcomed all present and explained the Council meeting would have a Public Portion at which you are invited to speak on matters of general concern; and the Business Portion in which you are welcome to listen but not participate.

## **SPECIAL PRESENTATIONS**

### ***Holiday Decorating Contest Winners***

Parks and Recreation Superintendent, Stan Kreitler explained the Holiday Home Decorating Contest Program. Mr. Kreitler and Mayor Fletcher introduced the 2008 winners who will receive a plaque. Mayor and Council thanked all who participated in the program.

1 <sup>st</sup> Place`	Ward 1	The Suhany Family – 909 Dyerdown Ave
2 <sup>nd</sup> Place	Ward 1	The Wooden Family – 302 Superior Dr.
1 <sup>st</sup> Place	Ward 2	Garvey Family - 1229 N. Elizabeth
2 <sup>nd</sup> Place	Ward 2	The Lonero Family – 213 Moundale
1 <sup>st</sup> Place	Ward 3	The Dzierwa Family -1033 Forestwood
2 <sup>nd</sup> Place	Ward 3	The Cox Family – 815 Elliott

### ***Neighborhood Stabilization Program Projects***

City Manager, John Shaw explained that during the Council Work Session of October 7, 2008, the City Council identified primary areas of the City to focus landbanking efforts for future residential redevelopment. Council identified the areas of Plaza Heights and Forestwood as two areas in need of immediate efforts in the interest of stabilization.

Director of Planning, Rosalind Williams presented the Neighborhood Stabilization Program (NSP) projects and provided an overview of the status of staff's work on this effort and discussed the City's application with St. Louis County.

### ***Police Department Update***

Mr. Shaw explained that over the past holiday season, the St. Louis region experienced an increase in vehicle break-ins or "car clotting."

Police Chief Tom Moonier and Police Captain Dennis McBride discussed some of the efforts and progress the City of Ferguson has made to combat this problem.

**PUBLIC COMMENTS**

Ron Auer – representing and on behalf of the St. Louis Apartment Association which has over 51,250 multi-housing units in the St. Louis Metro area. This represent 78 various management companies and 183 various vendor companies that supply product or services to the industry. On behalf of the Association it opposes Bill No. 6867 which would increase the annual business license fee to \$50.00 per unit for owners of multi family housing which is an increase of 250%.

Mr. Auer commented that the increase will become an undue burden in the market that is already suffering from this depressed economy. As profit margins in the multi housing industry have reduced dramatically, increases in operating costs severely outpace the acceptable increase in rents.

Mr. Auer further commented that this fee increase will force management companies to pass along this increase as well as the recent water and sewer rate adjustments to renters. Due to the economic conditions, unstable real estate market, and rising costs, any increase of fees such as those proposed could easily impact the ability of prospects to qualify for an apartment. Mr. Auer also commented that Ferguson members are 96 units at Park Ridge Apartments, 336 units at The Knolls Town homes, and 112 units at Heatherton Estates Apartments.

Mr. Auer respectfully urged Council for their reconsideration to the proposed increase and to oppose Bill No. 6867.

Mayor Fletcher closed the Public Comments portion at 7:45 p.m.

**BUSINESS PORTION**  
**MINUTES**

Council Meeting Minutes – December 9, 2008.

A motion was made by Council Member Knowles, seconded by Council Member Grecco and carried to approve and receive, the Council Meeting Minutes of December 9, 2008 and file as appropriate.

## **APPOINTMENTS**

A motion was made by Council Member Faul, seconded by Council Member Grecco and carried to appoint Architect, Dan Steger to the Landmarks Commission. Motion carried.

## **RESOLUTIONS**

2009-01 A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR NEIGHBORHOOD STABILIZATION PROGRAM FUNDS TO THE ST. LOUIS COUNTY COMMUNITY DEVELOPMENT OFFICE, was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

A motion was made by Council Member Knowles, seconded by Council Member Grecco and carried to approve Resolution No. 2009-01. Motion carried.

On roll call vote, the motion carried as follows:

AYES: 7 – Crecelius, Salant, Knowles, James, Mayor Fletcher, Faul, Grecco

NOES: 0

Resolution passes.

## **BILLS REQUIRING SECOND READINGS**

A motion was made by Council Member Knowles, seconded by Council Member Grecco and carried to read Bill No. 6865 a second time and place it upon its passage.

BILL NO. 6865 AN ORDINANCE AMENDING THE DEFINITION OF "SIGN FRONTAGE" IN SECTION 36-2 OF THE MUNICIPAL CODE IN ORDER TO MAKE SUCH DEFINITION CONSISTENT WITH OTHER PROVISIONS OF THE MUNICIPAL CODE PERTAINING TO SIGN FRONTAGE, was introduced by Council as a whole and read the first time.

City Manager, John Shaw explained that Staff recently found inconsistencies in the definition of sign frontage and section 36-7 with respect to permanent, freestanding signs. This amendment makes it clear that the frontage of a sign is the face of the sign that runs along the right-of-way, in the front of the property versus the side of the property.

On roll call vote, the motion carried as follows:

AYES: 7 – Salant, Knowles, James, Mayor Fletcher, Faul, Grecco, Crecelius

NOES: 0

Bill No. 6865 was declared passed and sent to the Mayor for signature. Bill No. 6865 thus became Ordinance No. 2009-3378 and is permanently recorded in Book 30 on page 42.

A motion was made by Council Member Knowles, seconded by Council Member Faul and carried to read Bill No. 6866 a second time and place it upon its passage.

BILL NO. 6866 AN ORDINANCE APPROVING SUBMISSION OF AN APPLICATION FOR THE "SAFE ROUTES TO SCHOOL" GRANT AND A GRANT AGREEMENT WITH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT AND ANY OTHER NECESSARY DOCUMENTATION RELATED TO SUCH GRANT, was introduced by Council as a whole and read the first time.

Mr. Shaw explained that Safe Routes to School promotes children walking, biking or wheeling to school in a safe manner. Because Griffith Elementary is centrally located within the City limits and has a reasonably large amount of children (125) that cross Chambers Road, a busy four-lane roadway, Staff thought this would be an ideal place to implement this program.

On roll call vote, the motion carried as follows:

AYES: 7 – Knowles, James, Mayor Fletcher, Faul, Grecco, Crecelius, Salant

NOES: 0

Bill No. 6866 was declared passed and sent to the Mayor for signature. Bill No. 6866 thus became Ordinance No. 2009-3379 and is permanently recorded in Book 30 on page 43.

A motion was made by Council Member Knowles, seconded by Council Member Grecco and carried to read Bill No. 6867 a second time and place it upon its passage.

BILL NO. 6867 AN ORDINANCE OF THE CITY OF FERGUSON, MISSOURI, CALLING FOR AN ELECTION TO INCREASE THE CURRENT BUSINESS LICENSE FEE ON OWNERS OF RENTAL PROPERTY TO \$50.00 PER

DWELLING UNIT, was introduced by Council as a whole and read the first time.

City Manager, John Shaw explained that Bill No. 6867 was discussed and proposed by the City Council at the December 2, 2008 Work Session. This Bill will place a ballot issue on the April 7, 2009 election to raise the business license fee for owners of rental property from \$20 to \$50.

On roll call vote, the motion carried as follows:

AYES: 6 – James, Mayor Fletcher, Faul, Grecco, Crecelius, Salant

NOES: 1 - Knowles

Bill No. 6867 was declared passed and sent to the Mayor for signature. Bill No. 6867 thus became Ordinance No. 2009-3380 and is permanently recorded in Book 30 on page 44.

### **OLD BUSINESS**

Ms. Grecco – Robert Superior Neighborhood – requested staff contact bank owned foreclosed properties – to confirm winterizing the vacant home i.e. shut off water to prevent frozen water lines. Council agreed to also share the information with the Police Department to prevent the copper and scrap metal issues.

It was also suggested the City acquire the St. Louis County property at 802 Robert, a vacant parcel, to turn it into a community garden. Staff will provide update to Council.

Mr. James – would like to see the City move forward with a neighborhood garden in each Ward to start and then progressing from that point forward to a vegetable garden, flower or plant garden with a combination of partnerships with City neighborhoods and possibly businesses. Also, if possible, the City could donate the effort to provide watering of the parcel.

Mr. James would like Council to review the proposed Environmental Ordinance so the City could be as efficient as possible.

Mr. James announced the Dog Park Task Force will give a presentation at the January 27, 2009 Council Meeting. Further commented that the dog park was featured in the Community News.

Mr. Crecelius suggested the City becoming more "green" and as a start by moving toward electronic Council packets.

### **MISCELLANEOUS**

Mr. Knowles – announced Jeske Park and Old Ferguson West meetings at 7 p.m. at the Corner Coffee House. Commented on earthdance organic program featured in the Ferguson Times.

Mr. James – announced Beer & Wine tasting at Vincenzo's Restaurant. Would like the City to do something special to celebrate its 115 years.

Ms. Faul – thanked the Police Department for their informative presentation to help citizens. Live Well Ferguson meeting – 7 p.m. at the Parks & Recreation Conference room. The new Parks & Recreation brochure is out and swim lessons are available at the high school pool. Congratulated the winners and thanked all who participated in the Holiday Decorating Contest.

Ms. Grecco - Congratulated the winners and thanked all who participated in the Holiday Decorating Contest. Thanked the Police Department for all of their work. Remember, with the cold weather, to check on neighbors, pets, water lines, etc. Reminded everyone of the upcoming TV conversion.

Mr. Shaw – reminded Council that Mr. Shaw and Assistant to the City Manager, Sam Anselm will be attending the Missouri City Management Association's Winter Workshop on Thursday January 15, 2009 in Columbia, MO.

Mr. Shaw – reminded Council on January 21, 2009 the American Planning Association will be holding a luncheon meeting and presentation on how several communities in the area are dealing with the foreclosure crisis. The luncheon will be held at the Savoy Banquet Center at 11:30. If Council is interested let Debbie know.

Mr. Shaw commented that Staff submitted an application to St. Louis Magazine for their "Best Neighborhoods" issue. Staff worked on submissions, along with placing a questionnaire on the City website to get input from residents. Received 38 responses. Mr. Shaw feels that this is a tremendous response, especially considering it was only on-line for a short period of time. It was great to see all the people who listed the various reasons why they were happy and proud to live in Ferguson, and why they felt it was "one of St. Louis' best

neighborhoods. Mr. Shaw thanked Assistant to the City Manager, Sam Anselm for his work in compiling the information and submitting the application.

Mayor Fletcher – thanked the Public Works Department for the Holiday lights display, Mayor received many compliments on the City. Mayor mentioned his article in the Ferguson Times, which addresses the Federal Stimulus program.

Mayor announced a closed session.

### **ADJOURNMENT**

*At 8:20 p.m. a motion was made by Council Member Knowles, seconded by Council Member Grecco and carried to enter into closed session in accordance with RSMo 610.021/610.022 to discuss matters relating to matters as provided under Section(s) 610.021 (1) and (11) RSMo. Motion carried.*

*Having concluded the closed session at 9:10 p.m., a motion was made by Council Member Knowles, seconded by Council Member Salant and carried to convene to open session. On roll call vote, the motion carried.*

*There being no further business to consider, Council Member Salant, seconded by Council Member Knowles, moved to adjourn the meeting. Motion carried. The meeting adjourned at 9:10 p.m.*

ATTEST:

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Brian P. Fletcher – Mayor  
City of Ferguson, Missouri

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Deborah L. Matthies - City Clerk  
City of Ferguson, Missouri