

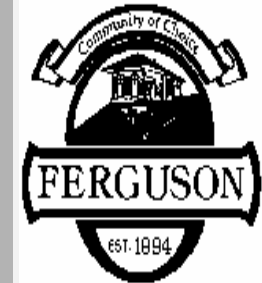
## ***APPROVED AS AMENDED***

### **FERGUSON CITY COUNCIL**

**Council Meeting  
January 10, 2006**

**WORK SESSION, 7:00 P.M.  
COUNCIL MEETING, 8:00 P.M.**

**CITY HALL  
110 Church Street**



## ***APPROVED AS AMENDED***

The regular meeting of the Ferguson City Council was called to order at 8:00 p.m. on January 10, 2006 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  
John Corson  
Keith Kallstrom  
James W. Knowles III  
James Hines  
Peggy Faul  
Tim Larson

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

Mayor Fletcher welcomed all present and announced that the Special Presentation be removed from the Agenda. The meeting would proceed with the Public Hearings, Public Portion and the Business Portion. Council would re-convene the 7:00 pm Work Session Certified Local Government Program as Agenda Item 4A.

**SPECIAL PRESENTATION** – Neighborhood Grant Check removed from Agenda.

### **PUBLIC HEARINGS**

*Family of Faith Missionary Baptist Church (Special Use)*  
*Cutting Edge Barber Shop (Special Use)*

- ❖ Family of Faith Missionary Baptist Church (Special Use) -  
Petitioner present and declined comment

City Manager, A.J. Krieger explained per the requirements of Chapter 49 the City is required to hold a Public Hearing for consideration of a Special Use Permit within the C-1 District to operate a religious organization pursuant to Section 13.4(F) (SIC 866) at 9105 W. Florissant Road. The Petitioner is requesting a Special Use Permit.

There being no public comment or discussion Mayor Fletcher declared the Public Hearing on Family of Faith Missionary Church – 9105 W. Florissant Road (Special Use) closed at 8:05 p.m.

- ❖ Cutting Edge Barber Shop (Special Use) –  
Petitioner present and declined comment

City Manager, A. J. Krieger explained per the requirements of Chapter 49 the City is required to hold a Public Hearing for consideration of a Special Use Permit within the DB-2 Downtown Area Business District to operate a barber shop pursuant to Section 16.4 (G) (1) NAICS 8121111 the proposed location is 61 N. Florissant Ave. (Ferguson Square Shopping Center). The Petitioner is requesting a Special Use Permit.

Joe Lonero – 901 Hudson – had concerns and comments regarding the direction the City is moving relating to the Downtown District and would like the City to re-address the Downtown Vision with the development of the downtown area. Mr. Lonero would like the City to be more selective in placing the types of businesses in the downtown area. Mr. Lonero would also like to see more art and entertainment use in the downtown area. Mr. Lonero further stated that he is addressing the downtown area only.

Discussion regarding the Downtown Business District and the Downtown Vision.

There being no further discussion. Mayor Fletcher declared the Public Hearing on Cutting Edge Barber Shop – 61 N. Florissant Road (Special Use) closed at 8:15 p.m.

## **PUBLIC COMMENTS**

Farzad Faramarzi – 819 Moundale – had concerns and comments regarding the Downtown district. He would like to see Council re-visit the Downtown Vision, which was developed for the purpose of the development of the downtown area, and work together toward the Downtown Vision.

Shannon Howard – 408 Tiffin – FSBD Executive Director – will resume FSBD Reports at future Council meetings. Ms. Howard announced the grand opening fiesta at El

Palenque, Friday January 13, 2006 from 2:00 p.m. – 10:00 p.m

Tom Patterson – Royal Ave. – had concerns and comments regarding a City Master Plan, Pension Plan and health and life insurance.

There being no further public comments, Mayor declared the public portion closed at 8:25 p.m.

### **WORK SESSION (CONTINUED)**

#### **4A. CERTIFIED LOCAL GOVERNMENT PROGRAM**

The Ferguson Landmarks Commission requested the City pursue the Certified Local Government Program.

Alan Mueller – 435 Darst – on behalf of the Landmarks Commission gave a presentation and summary of the Certified Local Government Program designed to expand the historic preservation network and how it relates to the Landmarks Commission. Mr. Mueller explained that the Landmarks Commission requested that the City Council consider registering the City as a Certified Local Government (CLG) and feels that the CLG status could provide significant benefits for the community, which he further explained in his presentation.

Mr. Mueller described some of the goals hoped to be achieved by receiving the Certified Local Government Status and a number of important ways in which the state and federal support afforded by CLG status could help the efforts in serving the City.

Paul Morris – 510 Larkin – discussed the benefits of the program, annual training and other Certified Local Government Cities in surrounding areas.

Michael Kelley – 416 N. Elizabeth – discussed the benefits, grants and goals of the program. Mr. Kelley, on behalf of the Landmarks Commission, requested Council to consider registering the City as a Certified Local Government and prepare a Resolution.

Mr. Krieger advised the Council that the process of maintaining the CLG designation will require training, professional services, ongoing monitoring, survey and a financial commitment from the City. It is unlikely that those costs could be entirely funded by grants from the state historic preservation office.

Further discussion regarding the Certified Local Government program and a request for Staff to find out what other cities are allocating for the program.

Council consensus to continue with the CLG process and to have City Staff and Commission members work together in taking the steps needed to move forward with the

Certification.

There being no further public comments, Mayor declared the Work Session portion closed at 9:00 p.m.

## **BUSINESS PORTION** **MINUTES**

Council Meeting Minutes – December 13, 2005. A motion was made by Council Member Corson, seconded, and carried to approve the Council meeting minutes of December 13, 2005, and file as appropriate.

## **RESOLUTIONS**

2006-01 - Surplus Property - declaring certain City-owned property as surplus was introduced by Council as a whole and read by City Attorney, Stephanie Karr. On roll call vote, the motion carried as follows:

AYES: 7 – Corson, Kallstrom, Knowles, Hines, Fletcher, Faul, Larson

NOES: 0

Resolution passes. 7-0

2006-02 Authorizing the City Manager to execute PROS Park & Recreation Master Plan Contract.

Mr. Krieger explained the actual executed contract cost is \$81,205.00. In this fiscal year the Park budgeted - \$50,000.00. This project will crossover fiscal year and will require budgeted necessary funds of \$31,205.00 within the next fiscal year.

Resolution No. 2006-02 Authorizing the City Manager to execute PROS Park & Recreation Master Plan Contract, was introduced by Council as a whole and read by City Attorney, Stephanie Karr. On roll call vote, the motion carried as follows:

AYES: 7 – Kallstrom, Knowles, Hines, Fletcher, Faul, Larson, Corson

NOES: 0

Resolution passes. 7-0

## **SPECIAL USE PERMITS**

### ❖ Family of Faith Missionary Baptist Church (Special Use)

Mr. Krieger pointed out - Attachment C – Section 3. Site Development Plan – paragraph e., recommended by the Plan Commission, which reads *e. All parking areas shall be provided with adequate barriers to prevent cut through traffic from adjoining sites. Prior to occupancy, the Petitioner shall work with Staff to determine an acceptable internal*

*circulation pattern that prevents cut-through traffic.* Staff will work with Petitioner on the type of barrier to be used.

A motion was made by Council Member Corson, seconded to approve the Family of Faith Missionary Baptist Church Special Use Permit. On roll call vote, the motion carried as follows:

AYES: 7 – Knowles, Hines, Fletcher, Faul, Larson, Corson, Kallstrom  
NOES: 0

❖ Cutting Edge Barber Shop (Special Use)

Mr. Krieger explained the Special Use Permit process. Mr. Krieger further pointed out and explained Staff's summary and recommendations including concerns regarding parking/circulation, window signage and land use requirements and conditions.

Discussion regarding the recommendations, appropriate use with the surrounding (downtown) area and parking/circulation.

A motion was made by Council Member Corson, seconded, to deny the Special Use Permit for the Cutting Edge Barber Shop Special Use Permit. On roll call vote, the motion carried as follows:

AYES: 6 – Hines, Fletcher, Faul, Larson, Corson, Kallstrom  
NOES: 1 – Knowles

***\*Councilman Knowles felt that the applicant's business was an appropriate use, similar to the formerly approved special use permit for the Ferguson Style Shop.***

**BILLS REQUIRING FIRST READING**

BILL NO. 6731 - AN ORDINANCE ENACTING SEVERAL NEW SECTIONS IN ARTICLE VII OF TITLE 7 OF THE MUNICIPAL CODE RELATING TO MINIMUM HOUSING STANDARDS AND RENUMBERING CERTAIN DIVISIONS WITHIN SAID ARTICLE

AMENDING SECTIONS 42-57 THROUGH 42-62 OF DIVISION 4 OF ARTICLE II OF TITLE 42 OF THE MUNICIPAL CODE RELATING TO LICENSES AND FEES FOR THE CONDUCT OF THE BUSINESS OF RENTING RESIDENTIAL REAL ESTATE ENACTING A NEW TITLE 25 CONSISTING OF SEVERAL NEW SECTIONS RELATING TO SPECIAL LICENSING PROVISIONS FOR RESIDENTIAL RENTAL REAL ESTATE LICENSES

***\*SEE MINUTES OF FEBRUARY 14, 2006.***

City Manager, A.J. Krieger explained Bill 6731 is an ordinance enacting several new sections within Chapters 7, 25, and 42 as part of the Responsible Landlord initiative. City staff recommends approval of the Bill as presented. Mr. Krieger reviewed and explained the changes of the ordinance with Council.

### **BILLS REQUIRING SECOND READING**

BILL NO. 6730 - AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FERGUSON, MISSOURI, ON BEHALF OF THE CITY TO ACCEPT FOR CONSTRUCTION OF INFILL HOUSING, REAL PROPERTY IDENTIFIED AS LOCATOR NUMBER(S) 12H110474; AND 12J320122, HELD IN TRUST BY THE TRUSTEE OF ST. LOUIS COUNTY, FOR A FEE OF \$27.00 (TWENTY-SEVEN DOLLARS) PER PROPERTY TO COVER THE RECORDING FEE. Introduced by Council as a whole and read the first time.

Mr. Krieger explained Bill No. 6730 authorizes the City to purchase two lots 210 Ruggles Road and 718 Brotherton Lane for constructing new infill homes as part of the federal HOME Program.

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

AYES: 7 – Fletcher, Faul, Larson, Corson, Kallstrom, Knowles, Hines  
NOES: 0

Bill No. 6730 was declared passed and sent to the Mayor for signature. Bill No. 6730 thus became Ordinance No. 2006- 3256 and is permanently recorded in Book 28 on page 1.

### **MISCELLANEOUS**

Peggy Faul – commends the Police Department for initiating the apartment safety program. Ms. Faul requested Staff look into the Builders' Square development landscaping going into the sewer line behind Black Oaks subdivision. Staff will research.

James Hines – Thanked the Police Department for enforcing handicap parking spaces.

James Knowles – announced El Palenque will hold a grand opening on Friday, January 13, 2006, and Thursday, January 12, 2006 is the Jeske Park Neighborhood Association

Meeting 7:30 p.m. at the Corner Coffee House.

Keith Kallstrom – the North Hills Neighborhood group requested a traffic check on Blanding. Staff will look into it.

John Corson – Congratulated the Police Department in helping the community with the Crime Free Multi-Housing Program. Mr. Corson would like Council to re-visit the Downtown Vision. Happy New Year.

A.J. Krieger – would like Council to review the display board for the Council Chamber. Commended Officer Gibbons (in attendance) and the Police Department in seeking out the training to begin the Crime Free Multi-Housing Program. Mr. Krieger recognized and thanked Chief Moonier and Officer Gibbons.

Mayor Fletcher – thanked the Public Works and City Staff for a wonderful job during the holiday season. Mayor Fletcher received many compliments regarding the holiday decorations and hopes to expand the decorations to the West Florissant/New Halls Ferry area. As a future goal, Mayor Fletcher would like Council and Staff to concentrate on the West Florissant corridor by implementing some of the downtown Ferguson projects. Mayor wishes everyone a Happy New Year.

## **ADJOURNMENT**

There being no further business to consider, Council Member Larson moved to adjourn, seconded. The meeting adjourned at 9:35 p.m.

Debbie Matthies, City Clerk