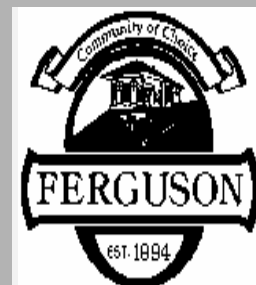


## **FERGUSON CITY COUNCIL**

**Council Meeting  
March 28, 2006**

**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 March 28, 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.

Council Chamber Flag Dedication Ceremony was presented by the Ferguson American Legion Post 161. Legionnaires from the Arthur Williams Post along with Commander Dennis Schaeper performed the dedication of the renovated Council Chamber. Legionnaires Keith Kallstrom carried the City of Ferguson Flag, Lonnie Morie carried the Missouri State Flag, and Larry Morie carried the United States Flag after which the Pledge of Allegiance was recited. American Legion Post 161 thanked the City for the opportunity to present the Flag Dedication.

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 explained the meeting would be in two portions – the Public Portion and the Business Portion. There will also be a special presentation from PROS Consulting on the Park Master Plan.

Mayor moved Item 3C Proclamations before the Public Comment portion.

### **PROCLAMATIONS**

Proclamation - Recognizing Marie Edwards – Marie Edwards and Dwayne Ingram were present. Mayor Fletcher read and presented the Proclamation to Marie Edwards.

Proclamation - Arbor Day – Friday April 7, 2006 – was read by Mayor Fletcher.

Proclamation - Kiwanis Annual Prayer Breakfast – April 12, 2006 – was read by Mayor Fletcher.

Mayor congratulated all of the Proclamation recipients.

### **PUBLIC COMMENTS**

James Knowles -1123 Renshaw – Thanked the American Legion Post 161 for the Flag dedication ceremony. Mr. Knowles extended his appreciation for Council Member Kallstrom serving on the City Council. Mr. Knowles questioned if a conclusion would be made this evening regarding the January Wabash Building.

Mayor responded there would be a Park Master Plan presentation.

There being no further public comments, Mayor declared the public portion closed at 8:15 p.m.

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

Council Special Meeting Minutes – March 11, 2006 and Council Meeting Minutes – March 14, 2006. A motion was made by Council Member Larson, seconded, and carried to approve the Council special meeting minutes of March 11, 2006 and Council meeting minutes of March 14, and file as appropriate.

### **CONSENT AGENDA**

Minutes

Ferguson Senior Citizens Commission Minutes - March 2, 2006. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Plan Commission Meeting Minutes - February 1, 2006. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Plan Commission Meeting Minutes - February 15, 2006. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as

appropriate.

Landmarks Commission Minutes - January 9, 2006. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Ferguson Municipal Library Minutes - January 23, 2006. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Ferguson Municipal Library Minutes – February 27, 2006. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Ferguson Neighborhood Improvement Program (FNIP) Minutes – January 23, 2006. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

## **RESOLUTION**

Resolution No. 2006-05 - Accepting the donation of Real Estate – 55 N. Marguerite was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

A motion was made by Council Member Knowles to approve Resolution No. 2006-05 seconded. On roll call vote, the motion carried as follows:

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

Resolution passes. 7-0

Resolution No. 2006-06 - City Manager to execute contract with Horner & Shifrin was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

Mr. Krieger explained that the project will take a couple of months and Staff intends to bid this project this construction season.

Mr. Larson commented that this is the engineering for the project on Suburban to repave and install dividers among other improvements.

Ms. Faul requested Staff to generate a letter to the residents who reside on Suburban regarding the improvements.

Mr. Krieger suggested an invitation to a special meeting for the Suburban residents who will be affected by this project. Council agreed.

A motion was made by Council Member Corson to approve Resolution No. 2006-06 seconded. On roll call vote, the motion carried as follows:

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

Resolution passes. 7-0

Resolution No. 2006-07 – Designating Blanding Drive a “Safe Street” was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

Mr. Krieger explained this Resolution is the product of a discussion with the North Hills Neighborhood where traffic speed has been an issue. Council Member Kallstrom requested that Blanding Drive be designated as a “Safe Street”.

A motion was made by Council Member Kallstrom to approve Resolution No. 2006-07 seconded. On roll call vote, the motion carried as follows:

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

Resolution passes. 7-0

Resolution No. 2006-08 - Publishing the rate of taxation for telephonic service in accordance with HB209 was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

A motion was made by Council Member Kallstrom to approve Resolution No. 2006-08 seconded. On roll call vote, the motion carried as follows:

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

Resolution passes. 7-0

## **APPOINTMENTS**

No appointments were made at this time. Mayor Fletcher announced the need for an architect to serve on the Architectural Review Board. If interested, contact your Council Member or City Hall.

## **BILLS REQUIRING SECOND READING**

City Manager, A.J. Krieger acknowledged Bill No. 6739 is an annual reauthorization for the sale of alcoholic beverages in Forestwood Park.

Previous Council requested Ordinances which include a Sunset Clause provision be adopted annually.

BILL NO. 6739 - AN ORDINANCE AMENDING CHAPTER 30 - PARKS AND RECREATION, ARTICLE IV - USE REGULATIONS, SECTION 30.66 - ALCOHOLIC BEVERAGES, OF THE CODE OF THE CITY OF FERGUSON, MISSOURI, BY REPEALING SECTION 30.66 (a) (4) CONCERNING ALCOHOLIC BEVERAGES IN FORESTWOOD PARK AND CONTAINING A SUNSET CLAUSE FOR SAID ORDINANCE AND ENACTING A NEW SECTION 30.66(a) (4). Introduced by Council Member Kallstrom and read the first time.

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

AYES: 7 – Fletcher, Faul, Larson, Kallstrom, Knowles  
NOES: 2 – Corson, Hines

Bill No. 6739 was declared passed and sent to the Mayor for signature. Bill No. 6739 thus became Ordinance No. 2006-3265 and is permanently recorded in Book 28 on page 10.

## **SPECIAL PRESENTATION** – PROS Park Master Plan

B.G. Clark - Project Manager of PROS Consulting, LLC – provided a PowerPoint presentation on the Park Master Plan. Mr. Clark explained, due to the fact that the household surveys were not yet completed; only preliminary findings would be presented this evening.

Mr. Clark presented the findings from the community input phase and explained the project objectives and goals. PROS task is to develop a Comprehensive Master Plan for Parks & Recreation, a tool that will help guide decision making over the next 5-10 years for park facilities, recreation programs and services. Mr. Clark explained it is about helping residents invest money in resources in the most effective manner possible, focusing on the quality of life for the community. It is a decision making tool to be used to establish an action plan using a step-by-step process.

Mr. Clark's explained the Comprehensive Master Plan in detail. The project approach consists of five major tasks; within each task are steps. The five tasks are 1) project kick-off/communications, 2) community/stakeholder input, 3) facility and program assessment, 4) Community Center Feasibility Study and 5) Master Plan development.

Mr. Clark presented and discussed the community and stakeholder input portion which included conducting leadership interviews, focus groups, public forum and a household survey.

Mr. Clark further explained the qualitative input PROS received is identifying the issues, the needs and values of the community to help support decision making in moving forward.

Mr. Clark felt the community input general perceptions were consistent within the community. Mr. Clark reviewed the strengths, key issues, community values, program needs, park and indoor facility needs and the January-Wabash Building.

Mr. Clark further commented that the community was asked their thoughts regarding the January-Wabash building. Mr. Clark explained that the original purpose of the site and facility of the January-Wabash Memorial Park was a hospitality and recreational retreat, a place where people came into the community to get away from urban environment.

Mr. Clark also stated that the vast majority of input received expressed a respect for the historical context of the building and the site, but believed that the building has outlived its functional value and usefulness. There was an overwhelming support voiced throughout this input to 1) remove the existing building and develop a new facility and 2) a possible renovation.

PROS believes that renovation of the current facility would not fully meet the flexible multi-use needs identified by the community. The financial constraints of the City requires very targeted investment to meet the long-term needs with the highest benefit.

Mr. Clark stated that the community expects a plan for timely replacement of the functionality of this building to support indoor facility needs, not necessarily building on this site but that it addresses all of the indoor recreation and community facility needs. The Parks & Recreation Master Plan needs to present a plan for addressing the functionality of each.

Mr. Clark's preliminary strategy is to initiate the feasibility study and development plan, to develop both short-term and long-term strategies. First, evaluate establishing joint use agreements with the school district, YMCA and possibly other service providers to address indoor recreation programming space needs. Second, establish a plan for replacing the existing building with a hospitality and community center at January-Wabash

Memorial Park based on established guiding principles. Third, evaluate long-term opportunities and feasibility for developing a stand-alone City owned indoor recreation center, this is a 3-step process that can be advanced and refined moving forward.

Mr. Clark reviewed the guiding principles.

Mr. Clark explained the next steps would be to receive and analyze the household survey, initiate feasibility study/development plan and complete the comprehensive Parks and Recreation Master Plan.

Council had questions and comments and Mr. Clark addressed their concerns.

Council Member Larson questioned the Comprehensive Plan. Mr. Clark explained it would be very specific as to their recommendations for each and every park and facility down to the amenities, the improvement strategies and how they tie to City-wide strategies.

Mr. Krieger commented that this report will contain the next 5-10 years worth of park projects included in the CIP (Capital Improvement Program).

Mr. Clark responded it will lay out a long-term strategy including facilities, programs and overall service delivery.

Council Member Hines understood that the January-Wabash building should go.

Mr. Clark responded yes.

Council Member Faul questioned fees.

Mr. Clark responded pricing is based on an affordability index; the cost to deliver the service and what the market will bear will be taken into consideration.

Council Member Knowles questioned the willingness of the community with user fees.

Mr. Clark responded the level of service in operating costs is important in moving forward to develop a recommended facility that stays within financial means. The first strategy is to evaluate the joint-use agreement to be able to leverage the resources.

Mayor requested that PROS PowerPoint be placed on the City website so residents may review the findings.

Council Member Larson questioned if whether people want the City to spend its resources on a community center since it has been defeated in the past.

Mr. Clark responded that it was very apparent that this community has a desire for an indoor facility but is concerned with location, size and cost. Mr. Clark feels that if a facility was developed in a prudent and frugal standpoint – there would be community support. PROS needs to advance to the cost phase and review the survey responses. Mr. Clark feels a hospitality and community center building needs to be somewhere in the general January-Wabash Park area, possibly embracing the water.

Council Member Knowles confirmed that short-term is a multi-use facility and long-term an indoor swimming pool/basketball/soccer. It is Mr. Knowles understanding that this would not be putting in a new facility tomorrow in place of the JW building. Mr. Knowles wanted to make sure there was no confusion.

Mr. Clark confirmed short-term is a multi-use flexible facility i.e. meeting space, banquet setting, classroom setting, day camp, etc. which will be discussed after the survey is in.

Mayor questioned the timeframe for the next presentation on the survey aspect.

Mr. Clark responded possibly early May and would confirm with the City Manager.

Council Member Faul, in regards to the short-term indoor needs, questioned if there would be a way to enlarge the current space of the JW building that could give the community what it needs. Ms. Faul feels that there is a lot of what the building has that could be incorporated into this facility since the City at this time is not looking for a gym, a pool, or large gymnasium setting. Ms. Faul questioned keeping some parts of the JW building and maybe expanding it. Ms. Faul would like to keep that option and is in favor of keeping some parts of the JW building.

Council Member Hines questioned if the JW building was inspected, if so, PROS recommendations.

Mr. Clark responded yes and responded that he is not an engineer or architect. In Mr. Clark's opinion who is a consultant who has been involved with projects throughout the country from historical renovations to new construction it is his experience that you can have an estimate for renovating a building like the JW building but until you pull the first board off you do not know what it is going to cost. Mr. Clark thinks the range could run from the current estimate to much larger in terms of renovating the facility.

Mr. Clark further feels the space downstairs, which is the substructure of the building, does not present itself very well for flexible space. Also, there is no clear span, the ceilings are low, and it appears to be at least 3 separate buildings causing inconsistency in the way it is built and its additions. This goes back to the guiding principles and needs which need to be flexible and a multi-purpose use. Mr. Clark feels it would be very costly and high risk to renovate the building and has even considered bringing in another historical architect for another assessment.



Council Member Hines wanted to make it clear to everyone that he is not in favor of tearing the building down because it is an old building. Mr. Hines is concerned for the safety of the people and the asbestos that can affect people. In his opinion, Mr. Hines feels that the building is just not safe.

Mayor Fletcher asked the Council what additional information from Mr. Clark or staff is needed in order to make a decision on the Park Master Plan as well as the short-term plan for the January-Wabash building.

Council Member Corson commented, in terms of the study, you need the kind of activities and programs in order to give an evaluation of a type of facility. Mr. Corson wants to make sure that a space reflects the full coordination of the entire Master Plan. Mr. Corson is concerned about multiple suggestions about location and how it would tie in with the overall system.

Mr. Krieger explained that staff understands that the Council is not interested in building a traditional rec center in the January-Wabash Park for a variety of reasons.

Mr. Corson is trying to understand the nature of the park and its use and is relying on the PROS staff to help him to better understand.

Mr. Krieger commented that whatever is built in the park has to compliment the dominant features, which are the park and the lake. Done well, it will give a chance for the City to take better advantage of other existing park facilities as the bandshell, and possibly relocate the playground and better incorporate it with the lake, whatever the structure might be. It will give the City a chance to revisit the design issues at the Splash and make better use of existing facilities.

Council Member Larson had concerns about raising community expectations and the expense.

Council Member Faul commented that this is all about the Park System not the building and still wants to know what is going to be in the whole system.

Mr. Krieger offered that staff's recommendation to Council is not make any decisions about the building or about the park until the entire plan is finished. Mr. Krieger commented that the Council wanted this presentation and feedback to deal with the JW building first, but the building is one small component of a much larger system.

It was decided that PROS will make another presentation at the May 9<sup>th</sup> Council meeting.

## **MISCELLANEOUS**

Mr. Corson – thanked B.G. Clark of PROS Consulting, LLC for their presentation.

Mr. Kallstrom – reminded everyone that the Ferguson Arbor Day Tree Dedication Celebration will be held at 10:00 a.m. Saturday, April 1, 2006 at January Wabash Memorial Park. Mr. Kallstrom thanked the American Legion Post 161 for the Flag dedication ceremony. Mr. Kallstrom also requested that the North County Journal publication include election and candidate information for the City of Ferguson.

Mr. Knowles – thanked B.G. Clark of PROS Consulting, LLC and congratulated the Police Department on their new global matrix equipment.

Mr. Hines – hopes he will be sitting in his seat for the next two years.

Ms. Faul – thanked the American Legion Post 161 for the Flag dedication ceremony and reminded everyone of the Robert-Superior gathering on April 2, 2-5 pm. Ms. Faul thanked PROS for their presentation.

Ms. Faul would like to see some type of ordinance regarding Suburban Road and construction usage.

Mr. Larson – thanked B.G. Clark for their presentation and for the forum and focus group sessions. Congratulated Council Member Kallstrom on his service on the Council.

City Manager, A.J. Krieger – would like Council direction on the public records check regarding the Responsible Landlord Ordinance. Council consensus is to no longer request the public records check for the Landlords.

Mayor Fletcher – commended Council Member Kallstrom for his service and great job on Council. Mayor suggested everyone clean up trash and debris around residences to enhance the City. Mayor also reminded everyone of Ferguson's Biggest Yard Sale in history which will be held on Saturday, May 20, 2006.

## **ADJOURNMENT**

There being no further business to consider, Council Member Knowles moved to adjourn, seconded. The meeting adjourned at 10:00 p.m.

Deborah L. Matthies, City Clerk