

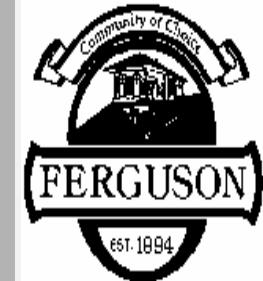
*Approved 7/18/06*

**FERGUSON CITY COUNCIL**

**Council Meeting  
June 27, 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 June 27, 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  
Michael Salant  
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 have two Public Hearings, Public Portion and the Business Portion.

**8:00 PUBLIC HEARING** - Mayor opened the Public Hearing.

Community Development Block Grant Funds for Fiscal Year 2007

- ❖ Request to sign in
- ❖ Distribution and reading of informational handout
- ❖ Staff presentation of submitted suggestions or comments
- ❖ Request for public suggestions or comments

City Manager, A.J. Krieger explained that the City is required to conduct a public hearing to inform the public how the City will spend the Community Development Block Grant (CDBG) funds from St. Louis County. Total allocations for 2007 - \$155,313.

Director of Planning & Development, Rosalind Williams, presented the Community Development Block Grant Budget Proposal for Fiscal Year 2007. Ms. Williams explained that the City of Ferguson participates in the federal Community Development Block Grant (CDBG) program. As a CDBG grantee, St. Louis County receives funds directly from the Department of Housing and Urban Development (HUD). Ferguson receives its CDBG funds as a sub grantee of the County. In 2007, Ferguson is scheduled to receive \$155,313 in CDBG funds.

Ms. Williams further stated that public notice was given that written comments and suggestions for the use of 2007 CDBG funds be submitted to City Hall, 110 Church Street, attention: Rosalind Williams before June 23, 2006. The funds will become available after January 1, 2007. Ms. Williams received 2 verbal suggestions; 1) place an informational sign in the North Hills subdivision and 2) home improvement grants.

Ms. Williams distributed and explained the informational handout of eligible activities and the national objectives. Staff proposes the following allocations for CDBG funds for FY 2007:

1) Neighborhood Code Enforcement – \$40,000 – City building inspectors will conduct inspections and re-inspections of residential structures in low-moderate income neighborhoods in Ferguson.

2) Public Facilities and Improvements - \$105,313 - Part of the City of Ferguson's Economic Development/Redevelopment and Neighborhood Agendas, the City will use CDBG funds for development and re-development and capital improvement projects in the low-moderate income areas of the City. Projects will include street repair and repaving, sidewalk replacement or construction, lighting and streetscape improvements.

3) Technical Assistance – Landmarks - \$5,000 – the Ferguson Landmarks Commission will use the funds to pay for the expansion of its landmark inventory of potential historic properties in the City. Information from the survey is the basis for evaluating properties that qualify for landmark status. The funds may be leveraged with a grant from the State Historic Preservation Office.

4) FNIP Grants - \$5,000 – The Ferguson Neighborhood Improvement Program will make grants available to low-moderate income homeowners in conjunction with their FNIP loans for home improvement.

The completed application must be submitted to the County by July 7, 2006.

There being no public comments or suggestions for the proposed use of the CDBG funds, Mayor Fletcher declared the CDBG Public Hearing portion closed at 8:10 p.m.

### **SPECIAL PRESENTATIONS**

- ❖ Ferguson Neighborhood Improvement Program (FNIP)  
Graduation Gift Winners

Director of Planning & Development, Rosalind Williams and Mayor Fletcher presented FNIP graduation gift awards to James Young and Nykea Watts (absent) in the amount of \$2500. The gift will be used towards the purchase of a home in Ferguson.

### **PUBLIC COMMENTS**

Jim Kinder – 1431 Charlotte Drive – had concerns and comments about commercial development along Pershall before there is an actual business.

Mayor explained that the Vision 2015 plan includes commercial development in that area. However, each individual project would be brought to Planning & Zoning and then recommendations to and approval by the Council.

Mrs. Martin - 57 N. Dade – had concerns and comments about two vacant homes and their condition on North Dade and garage sale signs posted on telephone poles on her street every Wednesday and Saturday.

Mike Gray – 620 Darst Road – reminder – Holiday week-end in Ferguson - Farmers' Market – cooking demos - free trolley rides to showcase historic homes – largest event in Ferguson with a lot of festivities. Visit the website at [www.fergusonfarmersmarket.com](http://www.fergusonfarmersmarket.com). Mr. Gray appreciates the support of the Mayor and Council.

Shannon Howard – 408 Tiffin – reminder - Saturday night traveling twilight concert series to be held on the parking lot of Mimi's Subway Bar featuring Miles Murdock Old Time Rock & Roll. Free event -bring lawn chairs – food and drink will be available and prizes.

There being no further public comments, Mayor declared the Public Comment portion closed at 8:20 p.m.

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

Council Meeting Minutes – June 13, 2006. A motion was made by Council Member Larson, seconded by Council Member Faul, and carried to approve the Council Meeting Minutes of June 13, 2006 and file as appropriate.

## **CONSENT AGENDA**

Minutes

Ferguson Neighborhood Improvement Program (FNIP) Minutes – April 24, 2006. A motion was made by Council Member Corson, seconded by Council Member Hines, and carried to receive the minutes as presented and file as appropriate.

Ferguson Neighborhood Improvement Program (FNIP) Minutes – May 22, 2006. A motion was made by Council Member Corson, seconded by Council Member Hines, and carried to receive the minutes as presented and file as appropriate.

Parks & Recreation Board Minutes – May 2, 2006. A motion was made by Council Member Corson, seconded by Council Member Hines, and carried to receive the minutes as presented and file as appropriate.

Library Board Minutes – May 15, 2006. A motion was made by Council Member Corson, seconded by Council Member Hines, and carried to receive the minutes as presented and file as appropriate.

Landmarks Commission Minutes – May 15, 2006. A motion was made by Council Member Corson, seconded by Council Member Hines, and carried to receive the minutes as presented and file as appropriate.

Plan Commission Minutes – May 10, 2006. A motion was made by Council Member Corson, seconded by Council Member Hines, and carried to receive the minutes as presented and file as appropriate.

Park Board Minutes – June 20, 2006. A motion was made by Council Member Corson, seconded by Council Member Hines, and carried to receive the minutes as presented and file as appropriate.

Council Member Larson commented that the Park Board's recommendation requested money be budgeted for a public rest room. Mr. Larson confirmed money is budgeted for the rest room.

## **APPOINTMENTS**

A motion was made by Council Member Larson, seconded, to appoint Mike McGrath to the Plan Commission. Motion passed unanimously.

## **PROCLAMATIONS**

Mayor announced the names of the Fourth of July Committee Awards which will be presented on the porch of the January Wabash Park Building on the Fourth of July. The Ferguson Citizen of the Year is Chuck Henson a local business owner and Ferguson resident, the Len Winters Youth Achievement Awards presented to Laura Ernst and Jesslyn Vezeau-Shipp.

## **RESOLUTIONS**

Resolution #2006-16 Community Development Block Grand (CDBG) Funds 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, Salant, Knowles, Hines, Fletcher, Faul, Larson  
NOES: 0  
Resolution passes. 7-0

Resolution #2006-17 PH Weiss Plan Review Agreement 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 – Salant, Knowles, Hines, Fletcher, Faul, Larson, Corson  
NOES: 0  
Resolution passes. 7-0

## **REQUESTS**

A motion was made by Council Member Knowles, seconded by Council Member Hines to approve the temporary Liquor License for Blessed Teresa Men's Club on behalf of Blessed Teresa of Calcutta for activities (a booth) to be held at the July 4, 2006 festivities at January Wabash Memorial Park. Motion passed unanimously by voice vote.

A motion was made by Council Member Knowles, seconded by Council Member Larson to approve the following businesses for Liquor License Renewals for 2006-2007 fiscal year: Blessed Teresa of Calcutta, Mimi's Subway Bar & Grill, Wingstop-St. Louis

Wings and This Is It Sports Bar & Grill. Motion passed unanimously by voice vote.

### **BILLS REQUIRING FIRST READING**

BILL NO. 6751 AN ORDINANCE AMENDING ORDINANCE 2004-3211 AND THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND JOE LONERO RELATIVE TO THE PROPERTY AT 252 FLORISSANT ROAD. Introduced by Council as a whole. A.J. Krieger explained the amendments to the ordinance.

BILL NO. 6752 AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA, REDEVELOPMENT PROJECT; AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND JOE LONERO RELATIVE TO PROPERTY AT 425 S. FLORISSANT ROAD; PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE REDEVELOPMENT AREA; AND CONTAINING A SEVERABILITY CLAUSE. Introduced by Council as a whole. A.J. Krieger explained the Redevelopment Agreement.

BILL NO. 6753 AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY AND THE BOARD OF CURATORS OF THE UNIVERSITY OF MISSOURI FOR THE PURPOSE OF IMPROVEMENT OF PROPERTY WITHIN THE CITY AND THE LOCATION OF AN ART STUDIO AND EXHIBITION FACILITY WITHIN SUCH PROPERTY. Introduced by Council as a whole.

Mr. Nasser Arshadi, Vice Chancellor for Research – University of Missouri St. Louis (UMSL) explained the University has leased property located at 27 S. Florissant Road to locate an art studio and exhibition facility at the property. The University will also provide space to the North Art Gallery.

Council welcomed the gallery.

BILL NO. 6754 AN ORDINANCE AMENDING PARAGRAPH (a) OF SECTION 13-70 OF THE CODE OF ORDINANCES FOR THE CITY OF FERGUSON BY ADDING A NEW SUBPARAGRAPH (11) RELATING TO A TWO DOLLAR SURCHARGE TO BE COLLECTED AS PART OF THE COURT COSTS ON MATTERS BEFORE THE MUNICIPAL COURT. Introduced by Council as a whole.

City Attorney, Ms. Karr explained the City Prosecuting Attorney requested the ordinance because of new legislation.

## **BILLS REQUIRING SECOND READINGS**

BILL NO. 6747 AN ORDINANCE REPEALING ORDINANCE NO. 2005-3238, AND ADOPTING AN ORDINANCE FIXING THE SALARIES AND OTHER COMPENSATION OF ALL OFFICERS AND EMPLOYEES OF THE CITY AS PROVIDED IN SECTION 2-47. COMPENSATION, OF CHAPTER 2. ADMINISTRATION, OF THE CODE OF THE CITY OF FERGUSON, FOR THE FISCAL YEAR 2006-2007. Introduced by Council as a whole and read the first time.

A motion was made by Council Member Knowles, seconded by Council Member Corson to amend Bill No. 6747 – page 3 to change Police Major to read Police Captain. Motion approved.

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

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

Bill No. 6747 was declared passed and sent to the Mayor for signature. Bill No. 6747 thus became Ordinance No. 2006-3271 and is permanently recorded in Book 28 on page 16.

BILL NO. 6748 AN ORDINANCE REPEALING ORDINANCE NO. 2005-3239, AND ADOPTING AN ORDINANCE FIXING THE SALARIES OF PART-TIME EMPLOYEES OF THE PARKS AND RECREATION DEPARTMENT OF THE CITY OF FERGUSON; FOR THE FISCAL YEAR 2006-07. Introduced by Council as a whole 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 by Council Member Knowles. On roll call vote, the motion carried as follows:

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

Bill No. 6748 was declared passed and sent to the Mayor for signature. Bill No. 6748 thus became Ordinance No. 2006-3272 and is permanently recorded in Book 28 on page 17.

**BILL NO. 6749 AN ORDINANCE ADOPTING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.** Introduced by Council as a whole 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 Knowles, seconded by Council Member Larson. On roll call vote, the motion carried as follows:

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

Bill No. 6749 was declared passed and sent to the Mayor for signature. Bill No. 6749 thus became Ordinance No. 2006-3273 and is permanently recorded in Book 28 on page 18.

**BILL NO. 6750 AN ORDINANCE AMENDING CERTAIN SECTIONS WITHIN DIVISION 3 OF ARTICLE VI OF CHAPTER 2 OF THE CODE OF ORDINANCES FOR THE CITY OF FERGUSON ALL RELATING TO THE CHANGE OF THE VESTING PERIOD FOR PENSION BENEFITS FROM TEN YEARS TO EIGHT YEARS.** Introduced by Council as a whole 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 by Council Member Faul. On roll call vote, the motion carried as follows:

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

Bill No. 6750 was declared passed and sent to the Mayor for signature. Bill No. 6750 thus became Ordinance No. 2006-3274 and is permanently recorded in Book 28 on page 19.

## **MISCELLANEOUS**

Tim Larson – reminder – All American Pie Day at the Farmers' Market, July 1.

Peggy Faul – requested Blanding City signs be repaired and the status of when the sewer agreement letter will be mailed to the residents. Ms. Faul commented on how

nice the PROUD dinner event was – the weather was perfect. Congratulated Quizno's for opening this week and welcomed the University gallery to downtown.

James Hines – would like to see Council Member terms changed from a 2 year term to a 4 year term.

James Knowles – attended the Jay Nixon fund raiser dinner held at Vincenzo's which was organized and hosted by Terri House. Wished everyone a Happy and safe 4<sup>th</sup> of July.

John Corson – reminder - summer Council Meetings will be held on July 25 and August 22. Congratulated Graduation Gift winners and welcomed the University of Missouri St. Louis – (UMSL) to downtown.

City Manager, A.J. Krieger – informed Council that the Suburban Ave. meeting will be held on July 12, 2006.

Mayor Fletcher – requested staff follow up on the conservation department land adjacent to Hudson Park. Mayor thanked the PROUD committee for their dinner event – it was a beautiful evening.

Mayor commented that the Farmers' Market is in need of extra storage and requested Council consideration to place a storage facility at Victorian Plaza for the Farmers' Market. Council discussed various facilities, alternatives, parking and multiple uses of a storage facility.

City Manager, A.J. Krieger – suggested staff present conceptual alternatives to Council.

## **ADJOURNMENT**

At 9:35 p.m. a motion was made by Council Member Knowles, seconded by Council Member Faul, to enter into closed session in accordance with RSMo Section 610.021(3) to discuss personnel matters. On Council vote the motion carried as follows: AYES - Knowles, Hines, Fletcher, Faul, and Larson - NOES – Corson, Salant. Motion passed 5-2.

A motion was made by Council Member Larson, seconded by Council Member Salant, to reconvene to open session at 10:43 p.m. On roll call vote the motion carried as follows: AYES – Corson, Salant, and Hines, Larson – NOES – Knowles, Fletcher, Faul. Motion passed 4-3.

**Council Member Knowles moved to adjourn the meeting, seconded by Council Member Salant. All Council Members present voted in favor of the motion. The meeting adjourned at 11:15 p.m.**

Deborah L. Matthies, City Clerk