

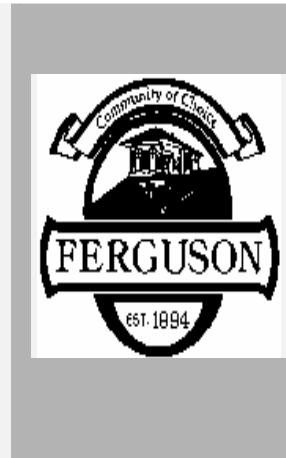
Approved 9/12/06

FERGUSON CITY COUNCIL

**Council Meeting
August 22, 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 August 22, 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 Council meeting would have three Public Hearings at which time you are invited to speak on a specific request or proposal; the 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. Mayor Fletcher moved the Special Presentations before the Public Hearings on the Agenda.

SPECIAL PRESENTATIONS - Pride of the City

Public Works Director, Terry O'Neil gave a background of the Pride of the City Program. Mr. O'Neil and Mayor Fletcher introduced the September Pride of the City winners.

Ward 1 - John and Judith Pappert- 606 Chambers Road, Ward 2 - Jeff and Sheryl Gibbs - 420 Carson Road, Ward 3- Shirley Moore - 832 Marion.

Winners will receive a Certificate and City Flag. Pride of the City signs will be placed in their yards. Council congratulated the winners.

8:00 PUBLIC HEARINGS - Mayor opened the Public Hearings.

❖ ***Proposed Property Tax Rate***

Finance Director, Joan Jadali presented and gave an overview of the proposed property tax rates for 2006. Ms. Jadali explained that the tax levies differ slightly from the previous numbers presented on the original bill and on the public hearing notice because they were presented prior to receipt of post board of equalization numbers from St. Louis County.

The recommended property tax rates are as follows: General Fund – Real Estate Residential \$0.423; Agricultural Real Estate \$0.253; Commercial Real Estate \$0.432; and Personal Property \$0.450. Park Fund – Real Estate Residential \$0.177; Agricultural Real Estate \$0.104; Commercial Real Estate \$0.186; and Personal Property \$0.198.

There being no further comments Mayor Fletcher declared the Public Hearing on the Proposed Property Tax Rates closed at 8:05 p.m.

1239 N. Elizabeth Ave. – Berkeley Heights Church of Christ (Special Use Permit)

❖ ***Special Use Permit in R-1B to operate a Church subject to Section 6.3, Special Uses***

City Manager, A.J. Krieger explained public hearings per the requirements of Chapter 49 for a special use permit. This hearing is for a special use permit to operate a Church in R-1B zoning classifications. A Church representative is present for questions or comments. There will be a roll call vote for the special use permit and staff recommends approval.

Ernest Green, one of several leaders with the Berkeley Heights Church of Christ explained the Church, located at 7400 N. Hanley for over twenty years, is moving because the area was being redeveloped. Mr. Green said the new facility would be a place of worship for Bible classes, youth outreach programs, and counseling.

Mr. Green explained there are no plans for structure changes to the existing building or parking area, no daycare or playground area and Sunday service times are 9 -1 p.m. and evening service 6 – 7:30 p.m.

Linda Lipka - 818 LeMaisson – questioned the number of parishioners attending the Church?

Billie Jenkins – 1528 N. Elizabeth – questioned if it is an existing structure or Church?

Mr. Green commented there are approximately 200 parishioners and the Church is utilizing the existing building.

There being no further comments Mayor Fletcher declared the 1239 N. Elizabeth Ave. – Berkeley Heights Church of Christ Public Hearing portion closed at 8:10 p.m.

Alicia Ave. - Brookfield Manor (Rezoning)

- ❖ **Rezoning from R-1B Single-Family Residential to R-4 Planned Residential to subdivide the property into 77 single family lots on 20.48 acres.**

City Manager, A.J. Krieger explained as per the requirements of Chapter 49 the City is required to hold a public hearing to consider a proposed rezoning of parcels from the R-1B single family residence district to R-4 planned residence district. The Petitioner is present.

Mr. Krieger explained the proposal is to rezone from R-1B to R-4 planned residence district to construct a subdivision of 77 single family homes on 20.48 acres of ground. Nothing else is being considered at this time.

Mr. Krieger further explained that if the site plan submitted is approved by the Council, it then becomes part of the ordinance and the developer has to meet the requirements when the subdivision is built. Nothing else can be built. Once the Council votes on a planned residence district that is exactly what has to be built and cannot be deviated from. Mr. Krieger explained that is why staff asked the developer to build a planned development district in order to show definitive plans for the subdivision, to require a specific landscape plan and pedestrian improvements.

Mr. Krieger explained on August 16 the Plan Commission voted to table the proposal. After consulting with the developer and since staff already had advertised and noticed the public hearing, it was decided to conduct the hearing as required by the ordinance.

On August 23 a special meeting of the Plan Commission will be held in the Council Chamber. After the September 6 Plan Commission meeting the developer will host a

meeting for anyone interested in the proposed subdivision or rezoning. Mr. Krieger explained that pending action on formulating a recommendation by the Plan Commission at its August 23 meeting, the schedule would be to conduct the first reading of the proposed rezoning and subdivision on September 12, and then conduct the second reading on September 26, 2006, with a roll call vote.

Mr. Krieger cleared up some misinformation regarding the proposal. He said that there had been discussion that characterized R-4 as the least restrictive zoning classification of the City. Mr. Krieger said this is not correct because the project is being tied down by using the planned residence district to a particular subdivision.

Mr. Krieger further commented that the property is currently zoned R-1B. If a developer wanted to submit a subdivision proposal the City would only be in a position to review the subdivision. Once the developer met the requirements of the subdivision ordinance, the City has no discretion over whether or not the subdivision can be approved or denied.

The developer by right is afforded an opportunity to build single family residential on the parcels. The City encouraged the developer to acquire additional property and to work on a more detailed and comprehensive subdivision plan. The R-4 classification and the planned residence district ties down definitively what can be built. It cannot be deviated from unless and until the Council approves it.

Mr. Krieger further commented on the traffic concerns by being able to manage and calm the traffic by deviating from the standard minimum street width of 32' to 26' which is more appropriate and more in tune with a residential subdivision. It also includes sidewalks on both sides of the street and provides the ability for vehicles and pedestrians to be able to interact safely.

Mr. Krieger commented that another concern has been drainage. He explained that when the developer goes through the process of permitting through MSD any development will have to show it can accommodate the storm water from its site. The developer will construct two detention basins and will have to prove to MSD that it will handle the runoff from the storm water at the site. A storm water management system will improve the existing conditions and the developer will be constructing a loop water main system that has pressure benefits along with a sanitary sewer system.

Mr. Krieger explained the concerns of density and unless the Council approves a deviation it will remain single family residential and is the least intense and least intrusive land use the zoning ordinance recognizes, it is single family residential detached homes.

The subdivision has also carefully considered pedestrian improvements to provide for the safe and efficient interaction of traffic and pedestrians. Many existing City subdivisions do not have sidewalks. Eventually there will be an immediate opportunity to connect to the shared use trail along Elizabeth.

Mr. Ed Griesedieck, One City Center downtown in St. Louis, Attorney for Petitioner, JHB Properties, Inc. said they are very excited about this development and being in the City of Ferguson.

Mr. Griesedieck addressed the Council and gave a background on JHB Properties and an overview of the proposed Brookfield Manor subdivision. He explained it was an in-fill project and the developer is looking to create a high quality development.

Mr. Griesedieck explained that it is a transitional site in that there is multi-family, institutional and single family detached use surrounding the proposed area. The proposal considers the adjacent people as well as what constitutes the best development for the parcel of property and what works best with the City's long term goals for the site.

Mr. Griesedieck said they have set up a town hall meeting in the Council Chamber, September 6 at 7:00 p.m. to discuss the project and anyone interested is invited.

He explained that the parcel is 20.48 acres zoned R-1B and the request is to rezone the property from R-1B to R-4. It is a requested planned development which is zoning tied to the plan. It specifically shows the size of the lots, the streets, cut-throughs, connections, detention, sidewalks etc. all of this is incorporated into the City ordinance and is the law which they must abide by.

He explained some of the topographical issues of the actual site, access points and surrounding areas, including the Corp of Engineer creek in the northeast corner. The site allows for R-4 zoning which allows for 95 lots. The proposal is for 77 single family detached homes with landscaping according to the submitted plan. The proposal is a low density of homes for the area and is below the City's master plan.

Mr. Griesedieck further explained that the construction of the homes would be single-family detached custom built homes 1, 1-1/2, and 2 story homes of brick, frame and stone; each home will have a minimum 2 car garage. The average price range starts mid to low \$300,000 which compares well to the area. Mr. Griesedieck feels the proposal is a tremendous development and will bring an additional real estate tax base into the City. The size of the homes would be about 2200 square feet and up depending on the style of home.

Mr. Griesedieck explained the product is a new home with all of the amenities, minimum 2 car garage and a small lot, which is popular, and what people are looking for and the reason builders are building this type of home. He further explained issues of lighting, water drainage, sidewalks, signage, landscaping and maintenance, access points, construction traffic on Alicia, and public streets built to City and County standards.

Mr. Griesedieck summarized by saying the proposal is recommended by staff and is consistent with the City master plan. The density is below that which is suggested by the master plan and he feels the product addresses the needs of the area. The existing right of ways are being used to connect to the streets as was intended by past developers when they developed both developments to the surrounding west and south areas. Mr. Griesedieck feels it will bring additional high quality homes to the Ferguson area.

Mr. Larson questioned how the houses are built and sold.

Mr. Griesedieck explained 2 or 3 spec homes would be built. One would choose a model, variations and a lot, and then the homes would be built. There will be different facades and fronts and variations throughout the neighborhood.

Mr. Larson questioned the Alicia construction route and how long of a process for selling and building homes.

Mr. Griesedieck does not know how quickly the homes will be absorbed, hopefully two years, but could vary.

He explained the entrances would be built for traffic, but the bulk of the construction traffic would use Alicia. Construction traffic was discussed.

Mr. Krieger pointed out that before staff issues a building permit for a construction of a home the developer will make the public improvements first. The developer will need a performance bond, acceptable to the City, for the improvements which will insure the completion of the infrastructure.

Mr. Griesedieck commented that the side yards would vary from 5, 10, or 14 feet apart depending on the specific product. Houses today are becoming more popular with more amenities and less yard.

Mr. Knowles questioned the density of the homes and the existing density being maintained or reduced throughout the City per the vision plan.

Mr. Griesedieck discussed the density and explained that the zoning category allows for 99 homes and the proposed project calls for 77 homes.

Mr. Knowles questioned if the density included retention ponds, streets and right of ways and the lot size for R-1B and the calculation for the new real estate taxes.

Mr. Griesedieck commented that, if approved, the project would break ground in spring and would be done in one phase.

Mayor questioned how the medium price range of \$300,000 can be positively obtained with the size of the lot.

Mr. Griesedieck explained that you look at the price of the lots based upon the price of the ground, the development costs and do a significantly amount of marketing. For over 40 years, Berra has developed between 2- 3,000 lots a year and Ferguson has a good work force and is a vibrant City. They feel businesses will move here and this will offer an additional house product.

Mayor questioned the water drainage problems and Mr. Griesedieck explained the street system and detention ponds.

Mr. Krieger explained that the 20 plus acres essentially unimproved property versus a fully built out development with a properly designed storm water management system will direct water that is currently releasing onto a natural plane to be redirected into a detention basin. Mr. Krieger feels it will be an improvement over the existing conditions.

Mr. Hines questioned the number of people investing in a \$300,000 home in a small development.

Mr. Griesedieck commented this is a small development and considering the size of Ferguson and the new influx of jobs coming into the area with the two wage earning families, he feels is more than an ample market.

Mr. Knowles commented that JHB is the developer and questioned if the builders were independent.

Mr. Griesedieck responded that there will be a master indenture which would discuss the types of homes, materials, size etc. and most likely be sold as one builder.

The following residents were in attendance to oppose the proposed Brookfield Manor Subdivision located at 1428, 1440 and 1480 Alicia Avenue:

Tom Lauman – 707 Chateau Valley Court; President and Trustee of Chateau Woods gave a presentation to Council on behalf of the residents of Chateau Woods; Deanna Moenster; Bud Sanders; Chris Skonicki – 609 Chartier and Trustee of Parc Monceau; Dan Doherty – 640 Chartier; Rodney Zanders – 593 Monceau Dr; Robert Haddenhorst – 641 Charier Drive; Douglas Tihen - 806 Hudson Road; Tim Weaver – 812 LeMaisson Ct.; Jim Kemner - 1431 Charlotte Drive; Ray McDonald - 10 S. Clay; Valerie Walker – Chateau Crest Court in Chateau Woods; Bill Whitson – 3652 Knollstone Dr.; Jennifer McClure – 526 Monceau; Linda Lipka - 818 LeMaisson; Ike Ikenberger – 611 Charmont Dr.; Maria Ikenberger – 611 Charmont Dr.

The residents voiced their comments and concerns regarding water drainage issues, increased traffic, security, house values, noise, density issues, landscaping, adequate lighting, sidewalks and the overall character of the neighborhood and a possible alternative proposal.

Mr. Griesedieck summarized this type of product is the number one product being sold in the market throughout St. Louis for a variety of reasons in making it a different kind of neighborhood which is what the City wants.

Mayor commented that he did not hear anyone say they do not want the development but want it to be done in a professional manner that will work with the existing subdivisions. Mayor appreciated the public attendance and comments.

Marcia Whitson – 3652 Knollstone Drive, representing 22 homes in the Knolls questioned who the City is, the manager and the employees or the people of Ferguson and why the Planning & Zoning Commission had not been notified.

There being no further public comments Mayor Fletcher declared the Alicia Ave. – Brookfield Manor Public Hearing portion closed at 10:15 p.m.

PUBLIC COMMENTS

Tony Lamantia, Municipal Account Manager, Allied Waste – explained that Allied missed the May 1 annual increase date and is requesting an amendment to the contract. Allied will bill for the increase on the next billing date of September 15.

Mr. Krieger explained that the City and Allied Waste entered into an agreement and contemplated a process to adjust the rate, Allied did not follow it and missed out on

several months of rate increase that they would have been contractually entitled to. Staff's position, as indicated, cannot administratively allow Allied to raise its rates. Staff is requesting direction from the Council to proceed with the rate increase outside of the process that was called for in the agreement. Mr. Krieger also reported Allied wanting to be relieved of the requirement of the \$1,200 per month payment to the City.

Council consensus is to have Mr. Krieger work with Allied.

Mr. Krieger will report back to Council regarding the amended contract, Chapter 37 revisions, and recycle bins.

There being no further public comments, Mayor declared the Public Comment portion closed at 10:30 p.m.

BUSINESS PORTION **MINUTES**

Council Meeting Minutes – July 25, 2006. A motion was made by Council Member Knowles, seconded by Council Member Hines and carried to approve and receive as presented the Council Meeting Minutes of July 25, 2006 and file as appropriate.

CONSENT AGENDA

Minutes

Pension Board Meeting Minutes – April 24, 2006. A motion was made by Council Member Knowles, seconded by Council Member Faul, and carried to receive the minutes as presented and file as appropriate.

Plan Commission Meeting Minutes – June 21, 2006. A motion was made by Council Member Knowles, seconded by Council Member Faul, and carried to receive the minutes as presented and file as appropriate.

Plan Commission Meeting Minutes – July 19, 2006. A motion was made by Council Member Knowles, seconded by Council Member Faul, and carried to receive the minutes as presented and file as appropriate.

Park Board Meeting Minutes – July 15, 2006 - A motion was made by Council Member Knowles, seconded by Council Member Faul, and carried to receive the minutes as presented and file as appropriate.

APPOINTMENTS

A motion was made by Council Member Knowles, seconded by Council Member Larson, to re-appoint Marsha Stiles to the Library Board. Motion passed unanimously.

A motion was made by Council Member Knowles, seconded by Council Member Larson, to re-appoint Sean Stollhaus to the Library Board. Motion passed unanimously.

Mayor Fletcher announced the recommendations of the FSBD Board to appoint Mike Lonero to replace Joe Lonero and Farzad Faramarzi to replace Robyn Hayman, who is no longer doing business in Ferguson to the FSBD Board. A motion was made by Council Member Knowles, seconded by Council Member Larson, to accept the FSBD nominations as named, motion approved unanimously (7-0).

RESOLUTIONS

#2006-23 A Resolution designating Robert Ave. as a “safe street” was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

A motion was made by Council Member Larson to approve Resolution No. 2006-23 seconded by Council Member Faul. On roll call vote, the motion carried as follows:

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

NOES: 0

Resolution passes. 7-0

#2006-24 – A Resolution to execute a purchase agreement for 501 S. Florissant Road was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

Mr. Krieger explained, if approved, this Resolution is to execute a purchase agreement with the owners for 501 S. Florissant Road, formerly the Turner Custard site, in an amount not to exceed \$175,000. The property is in the floodway so no commercial building can be constructed. Staff’s intention is to demolish the existing structures and build and design an entryway or landmark into downtown Ferguson from both the south as well as west.

The City executed a purchase option agreement with the owners for 501 S. Florissant Rd. for a total purchase price of \$175,000. The option contemplates that the owner will acquire additional property in Ferguson. When the option is executed the City will owe \$125,000 due at closing, and an additional \$50,000 to be used for a Ferguson building façade improvement within one year from closing. If that year passes without the owner

having acquired a building, the City will simply make the final \$50,000 payment to the owner. The money will be used from the Downtown TIF funds to acquire the property.

A motion was made by Council Member Knowles, seconded by Council Member Hines to approve Resolution #2006-24. On roll call vote, the motion carried as follows:

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

NOES: 0

Resolution passes. 7-0

#2006-25 - A Resolution to Contract for street repairs with L .Krupp Construction Inc. was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

Mr. Krieger explained that Krupp was not the low bid. The qualifications and reference of the low bidder were checked and due to the response of the references it is recommended that the low bid not be accepted. Staff is familiar with Krupp's work due to the fact that they have completed contract work in the past for the City.

A motion was made by Council Member Larson, seconded by Council Member Knowles to approve Resolution #2006-25. On roll call vote, the motion carried as follows:

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

NOES: 0

Resolution passes. 7-0

#2006-26 - A contract for Collection Services was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

Mr. Krieger explained this contract is to collect delinquent accounts receivables and special taxes. One firm specializes in newer debt and the other specializes in older debt.

A motion was made by Council Member Knowles, seconded by Council Member Faul to approve Resolution #2006-26. On roll call vote, the motion carried as follows:

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

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 *The Guadalupe Festival 2006* to be held on September 10, 2006. Rev. Schuler is the applicant. Motion passed unanimously by

voice vote.

SPECIAL USE PERMIT - Action on Special Use Permit Application

- ❖ 1239 N. Elizabeth Ave. – Berkeley Heights Church of Christ (Special Use Permit)

A motion was made by Council Member Knowles, seconded by Council Member Hines to approve the special use permit for 1239 N. Elizabeth Ave. – Berkeley Heights Church of Christ. On roll call vote the motion carried as follows:

AYES – 7 – Fletcher, Faul, Larson, Corson, Salant, Knowles, Hines

NOES – 0

Special Use Permit approved.

Council welcomed the Berkeley Heights Church of Christ.

BILLS REQUIRING SECOND READINGS

BILL NO. 6755 (AMENDED) AN ORDINANCE FIXING THE RATE OF AD VALOREM TAXATION FOR THE YEAR 2006 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. 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 Corson, 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. 6755 was declared passed and sent to the Mayor for signature. Bill No. 6755 thus became Ordinance No. 2006-3279 and is permanently recorded in Book 28 on page 24.

BILL NO. 6756 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. 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 Corson. On roll call vote, the motion carried as follows:

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

Bill No. 6756 was declared passed and sent to the Mayor for signature. Bill No. 6756 thus became Ordinance No. 2006-3280 and is permanently recorded in Book 28 on page 25.

BILL NO. 6757 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. 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 – Corson, Salant, Knowles, Hines, Fletcher, Faul, Larson
NOES: 0

Bill No. 6757 was declared passed and sent to the Mayor for signature. Bill No. 6757 thus became Ordinance No. 2006-3281 and is permanently recorded in Book 28 on page 26.

BILL NO. 6758 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. 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 Faul, seconded by Council Member Corson. On roll call vote, the motion carried as follows:

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

Bill No. 6758 was declared passed and sent to the Mayor for signature. Bill No. 6758 thus became Ordinance No. 2006-3282 and is permanently recorded in Book 28 on page 27.

MISCELLANEOUS

Mrs. Faul – thanked Robert Superior for their camp and special thanks to Tom Lemp, Jody Squires and Mike Crawford and to all of the volunteers for their hard work. The Lions Club contributed money, kids took a trolley ride through Ferguson, and County Executive Charlie Dooley was also in attendance. Ms. Faul commented that about 30 kids signed up for the camp and felt that it was a great use of the park for the summer and hopes to continue similar types of ideas for the park. Ms. Faul thanked Chief Moonier for the Police presentation and thanked the Police Department, in general.

Mr. Larson – appreciates and thanked everyone for their comments on the Brookfield Manor Public Hearing. The Boards & Commission appointments are doing better. Mr. Larson viewed the work session from home and commented that the sound is a little better but the breaking up issue still occurs.

Mr. Hines – is developing a plan to get more people involved with the City by becoming a member on a Board or Commission and by also involving PROUD.

Mr. Knowles – thanked the residents for their input on the Brookfield Manor Public Hearing. Mr. Knowles feels the City is on the right track in wanting to see development in the community and the community moving forward. The City needs to make sure the development happens in the way the City wants it to happen and compliments the existing community's types of lots and housing.

Mr. Corson – thanked Chief Moonier for his presentation on the Police issues.

Mr. Corson had concerns and was upset with some unprofessional comments made during the Brookfield Manor Public Hearing. Mr. Corson feels this is a passionate issue, as any land development is, and he, Council and staff appreciate the concerns of the citizens.

Mr. Corson commented this is a form of government that runs well and Council does a good job. The City Manager works for the City Council and presents products to Council that he and staff believe will work towards a good fit for the City. The City Manager merely presents - he does not force.

Mr. Corson feels whether the development happens - it will be what it will be, the process has to happen and it upset him that anyone would think something is being circumvented. Mr. Corson feels this is an issue that will be worked through together.

Mr. Krieger announced that NorthPark will be having a general groundbreaking on September 13, 2006. Mr. Krieger will update Council on time and location.

Mayor Fletcher – Council agreed to meet on Saturday, September 23, 2006 at 9:00 a.m. for the City Manager and City Clerk evaluations.

Mayor Fletcher – requested staff move forward with a permanent structure for Farmers' Market.

There being no further business to consider, Council Member Knowles moved to adjourn, seconded by Council Member Larson. The meeting adjourned at 11:00 p.m.

Deborah L. Matthies, City Clerk