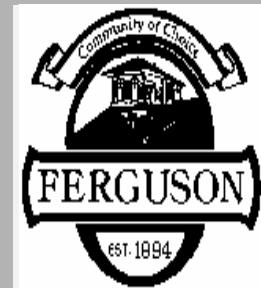


FERGUSON CITY COUNCIL

**Council Meeting
November 8, 2005**

**CLOSED SESSION, 7:00 P.M.
WORK SESSION, 7:30 P.M.
COUNCIL MEETING, 8:00 P.M.**

**CITY HALL
110 Church Street**



On November 8, 2005 at 7:00 p.m. the Council entered into closed session in accordance with RSMo 610.021/610.022 to discuss real estate matters under Section 610.021 (2) RSMo. The motion passed unanimously by roll call vote.

There being no further business to discuss, a motion was made by Council Member Corson, seconded, to convene to open session. The motion passed unanimously by roll call vote.

The regular meeting of the Ferguson City Council was called to order at 8:25 p.m. on November 8, 2005 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 - ABSENT
Peggy Faul
Tim Larson

Also present were City Manager A.J. Krieger, City Attorney Stephanie Karr, and Deputy City Clerk Sonya Brooks. Ms. Brooks declared a quorum was present.

Mayor Fletcher welcomed all present and explained the Public Hearing Portion, Public Portion and the Business Portion.

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PUBLIC HEARING

AMENDING CHAPTER 49 - ZONING, SECTION 14.0 C-2 PLANNED COMMERCIAL DISTRICT, BY AMENDING SECTION 14.2 PERMITTED USES, BY ADDING SUBSECTION DD. STATING: HOTELS, MOTELS, AND TOURIST COURTS (ALL USES WITHIN SIC CODE 701).

City Manager, A. J. Krieger gave a brief summary of the amendment change.

PUBLIC COMMENTS

Sue Rockow, 1232 Beaver Trail Drive – came to inform the community about Parents as Teachers (PAT) and share the collaborative efforts the Ferguson Police Department has with the PAT team. Today, November 8th is Parents as Teachers Day. The Ferguson-Florissant School District was one of the first four school districts to pilot the program. Ms. Rockow shared how the City of Ferguson/Police Department has granted PAT \$5000 which allowed the program to buy books that are being distributed by Ferguson Police Officers. Ms. Rockow thanked the community for their support. Anyone interested in participating in the program may call 314-506-9066.

Harry Henderson, 811 Elliott, wanted to share with everyone that the Ferguson Lions Club will be celebrating 75 years on Saturday, November 12, 2005. Mr. Henderson shared the many community events and activities that the Lions Club has supported over the years and plans to continue to support.

Jean Waldvogel, 1232 N. Elizabeth, wanted to ask how the survey for the Sewer was going. Spoke with Mr. Terry O'Neil, Public Works Director and was informed that the surveyors will be there this week, therefore, wanted to say, "Thank You."

Chuck James, 210 Hereford Ave., representing Joel and Maria Flores, wanted to address any questions regarding Bill No. 6729 (Financial Assistance Agreement) on the agenda. Mr. James briefly gave a little background on the new Mexican restaurant (El Palenque) that will be moving to Ferguson.

Joe Lonero, 901 Hudson, spoke on behalf of the new owners of the restaurant and the importance of bringing this new diverse business to our community. Maria and Joel Flores also thanked the Council.

Tom James, 801 Moundale, Wabash Now Committee Co-Chair. Thanked Mayor Fletcher, Mr. Krieger, and De'Carlon Seewood for meeting with them on November 5, 2005 to discuss the January Wabash building. Announced Dennis Callahan has agreed

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to join the committee. Mr. James also wanted to clarify some information he feels is misleading regarding the Park Master Plan and JW Clubhouse feasibility study and soliciting bids for the demolition of the JW Clubhouse discussed at the August 23, 2005 meeting. He feels that at the meeting authorization was given to the City Manager to begin soliciting bids for demolition of the JW Clubhouse. Council reiterated they were not authorizing Staff to raze only to gather bids. Mr. James wanted to state their petition: The Ferguson City Council is currently seeking bids to demolish the building but there is no current plan for a replacement facility. Whether that was being done does not make our statements misleading. Further wanted to point out what he feels is a possible discrepancy in the City's 2005-2006 Financial Budget, in which he identified while reviewing in an effort to gain a thorough understanding of our City's ability to be able to fund a project related to the JW Clubhouse building. Mayor Fletcher recommended Mr. James provide our Finance Director the information.

There being no further public comments, Mayor declared the public portion closed at 9:05 pm.

BUSINESS PORTION **MINUTES**

Council Meeting Minutes – October 25, 2005. A motion was made by Council Member Larson, seconded, and carried to approve the Council minutes of October 25, 2005, and file as appropriate.

CONSENT AGENDA **Minutes**

Pension Board Minutes – July 25, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

FNIP Minutes – September 26, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Senior Citizens Commissions Minutes – October 6, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

FSBD Board of Directors' Minutes – August 18, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

FSBD Board of Directors' Minutes – September 15, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as

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appropriate.

RESOLUTIONS

2005-32 – A RESOLUTION TO HOLD AN ELECTION ON TUESDAY, APRIL 4, 2006 IN THE CITY OF FERGUSON, MISSOURI, FOR ELECTING THREE COUNCIL MEMBERS, ONE FROM EACH WARD 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. 2005-32, seconded. On roll call vote, the motion carried as follows:

AYES: 6 - Kallstrom, Knowles, Fletcher, Faul, Larson, Corson

NOES: 0

ABSENT: Hines

Resolution passes. 6-0

2005-33 A RESOLUTION OF THE CITY OF FERGUSON, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT TO CONSTRUCT NEIGHBORHOOD ENTRYWAY MONUMENTS 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. 2005-33, seconded. On roll call vote, the motion carried as follows:

AYES: 6 – Knowles, Fletcher, Faul, Larson, Corson, Kallstrom

NOES: 0

ABSENT: Hines

Resolution passes. 6-0

APPOINTMENTS – No appointments made.

REQUESTS

A motion was made by Council Member Knowles, to approve the request for a Temporary Liquor License for Jane Orlando for the Northern Lights Holiday Event, November 27, 2005. On voice vote motion carried unanimously 6-0.

A motion was made by Council Member Corson to cancel the November 22, 2005 Council Meeting due to the Thanksgiving Holiday. On voice vote motion carried unanimously 6-0.

A motion was made by Council Member Larson to cancel the December 27, 2005

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Council Meeting due to the Christmas Holiday. On voice vote motion carried unanimously 6-0.

BILLS REQUIRING FIRST READING

BILL NO. 6728 - AN ORDINANCE AMENDING CHAPTER 49 - ZONING, SECTION 14.0 C-2 PLANNED COMMERCIAL DISTRICT, BY AMENDING SECTION 14.2 PERMITTED USES, BY ADDING SUBSECTION DD. STATING: HOTELS, MOTELS, AND TOURIST COURTS (ALL USES WITHIN SIC CODE 701). Introduced by Council as a Whole and read the first time.

BILL NO. 6729 - AN ORDINANCE AUTHORIZING THE EXECUTION OF A FINANCIAL ASSISTANCE AGREEMENT, PROMISSORY NOTE AND SECURITY AGREEMENT WITH MARIA FLORES D/B/A EL PALENQUE RESTAURANT REGARDING THE IMPROVEMENT AND OPERATION OF A NEW RESTAURANT WITHIN A REDEVELOPMENT AREA WITHIN THE CITY. Introduced by Council as a Whole and read the first time.

MISCELLANEOUS

John Corson – congratulated the Ferguson Lions on its rich history and 75 years. Commented that the Council can deal with any number of issues: redevelopment, expansion, and changes in our city. Mr. Corson emphasized we need to look at these things and keep in mind what the public good is.

Keith Kallstrom – thanked Mr. Henderson (Ferguson Lions) for making their community center available for events generally housed in the JW Building. And he thanked the City for continuing the Neighborhood Agenda Updates.

James Knowles – congratulated the Parents as Teachers program and the Lions Club. Mr. Knowles asked Mr. Krieger to address the funding regarding Resolution #2005-27 to start the road improvements. Mr. Krieger responded that the asphalt work will come from the line of credit and concrete work will be coming from the General Fund (Dept. 51 – street line item).

Peggy Faul – congratulated the Lions and Parents as Teachers program. Acknowledged today is Parents as Teachers Day. The day (November 8th) was chosen for its founder, Mildred Winters' birthday.

Ms. Faul – also recognized Vogt School's 75 years. And stated she wants to see a push with our Housing Resource Center. Would like to see more information out there and

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more realtors involved. In addition, wants to hear more of the effort taking place with the corporations, hospitals and their employees and the development of a housing program with them.

Ms. Faul – attended the Knolls Neighborhood meeting and it was stated that there are no speed limit signs on Knollway Drive and Knollstone Drive. Possibly Public Works can address. Further asked how the occupancy permit process works in a whole public apartment building. Mr. Krieger responded that multi-family developments have to follow the exact same occupancy permit rules as anyone else.

Tim Larson – thanked Mr. Corson for his comments regarding the difficult issues they face. Mr. Larson took an opportunity to visit the Ferguson Style Shoppe and was really impressed. Wished everyone a Happy Thanksgiving.

A.J. Krieger – handed out information on the Council Chamber renovations. Asked the Council to review and contact him with any questions or comments.

Mr. Krieger – wanted to address comments made during Public Comments regarding the possible discrepancy in the 2005-2006 Budget. Emphasized we are now providing monthly financial updates and have shared with the Council and the community more relevant, factual and reliable financial information than was given before. Stated he and his Staff have worked very hard to fix our finances.

Mr. Krieger stated we have turned our financial position around in a little more than one year. To explain the item in question - we collapsed the internal service fund and took the proceeds from that investment and put it into the vehicle replacement fund. That's why it shows a positive or a credit a \$109,000. Mr. Krieger further stated it was factually incorrect to say that the Ferguson City Council was actively seeking demolition bids for the January Wabash Building. Mr. Krieger will be going to get bids to know what it costs. This Council and previous Council and this group of department directors deserve a great deal of credit for fixing what was a broken financial system.

Mayor Brian Fletcher – inquired if we picked a company to do the Park study. Mr. Krieger responded that Pros Consulting was chosen and that the recommendation will go to Park Board at their next meeting and be presented to the Council on December 13th.

Mayor Fletcher stated at one point the Council gave consent to add in the January Wabash study as well, in addition to the entire Park system. Would like to ask the Council's concurrence on directing Mr. Krieger to work with our consultant to concentrate the first priority of that portion on the January Wabash Building as far as conceptual drawing and/or placing of the building. Is it also the rest of the Council's wish that the consulting firm that now has been hired take initial time to concentrate on the building as

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their first priority? Discussion ensued.

Mr. Krieger suggested that the Staff ask the Landmarks Commission at their next scheduled meeting to offer the Council their preliminary advisory opinion on the January Wabash Building.

ADJOURNMENT

There being no further business to consider, Council Member Corson moved to adjourn, seconded. The meeting adjourned at 9:55 p.m.

Sonya Brooks, Deputy City Clerk