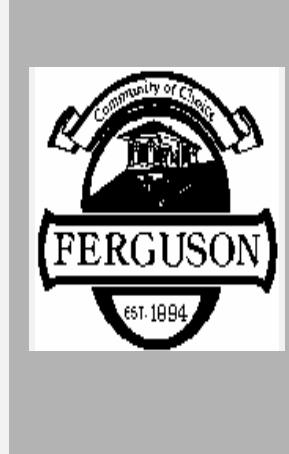


## **FERGUSON CITY COUNCIL**

**Council Meeting  
December 13, 2005**

**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 December 13, 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  
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 Special Presentations, Public Portion and the Business Portion.

### **SPECIAL PRESENTATION - Home Decorating Contest Winners**

Parks and Recreation Director, David Smith explained the Holiday Home Decorating Contest Program. Mr. Smith and Mayor Fletcher introduced the 2005 winners and presented each with a plaque.

Ward 1      1<sup>st</sup> place – The Rauhut Family; 716 Larkin  
                  2<sup>nd</sup> place – The Khalil Family; 29 Harneywold Dr.

Ward 2      1<sup>st</sup> place – The Lonero Family; 213 Moundale

2<sup>nd</sup> place – The Grobe Family; 9 Thoroughman

Ward 3      1<sup>st</sup> place – The Robbins Family; 201 S. Hartnett  
                  2<sup>nd</sup> place - The Chabot Family; 263 S. Hartnett

### **PUBLIC COMMENTS**

Bill Melton – 250 Elmdale Drive – status regarding a letter he presented to Council referencing a Cost of Living allowance being included in the Pension Fund for retirees.

City Manager, A.J. Krieger responded staff is preparing to make a recommendation to Council in January.

Mr. Melton had comments and concerns regarding the proposed Landlord Ordinance.

Jean Waldvogel, 1232 N. Elizabeth, requested an update on the sewer survey.

City Manager, A.J. Krieger responded that the sewer project area survey has been completed and staff is waiting for the preliminary design report from P.H. Weiss.

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

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

Special Council Meeting Minutes – November 29, 2005. A motion was made by Council Member Larson, seconded, and carried to approve the special Council meeting minutes of November 29, 2005, and file as appropriate.

### **CONSENT AGENDA**

#### **Minutes**

Traffic Commission Minutes – August 16, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Board of Adjustment Minutes – July 7, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Senior Citizens Commission Minutes – November 3, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Landmarks Commission Minutes – October 17, 2005. A motion was made by Council

Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

FNIP Board Minutes – October 24, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Library Minutes – October 17, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Discussion regarding the Library proposal of matching funds up to \$1,500 be presented to the City of Ferguson to include the Ferguson Library in the Florissant Road renewal project, to run electricity to the sign, and install spotlights to illuminate the Library street sign. Mayor requested from staff additional information for further discussion on the Library request.

Park Board Minutes – November 15, 2005, with recommendation. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

Discussion regarding the Park Board recommendation. Parks and Recreation Director, David Smith responded that the recommendation was for PROS Consulting to be selected to complete the Master Plan.

FSBD Minutes – October 20, 2005. A motion was made by Council Member Corson, seconded, and carried to receive the minutes as presented and file as appropriate.

## **RESOLUTIONS**

#2005-34 - A RESOLUTION OF THE CITY OF FERGUSON, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDED COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM CONTRACT FOR THE COMPLETION OF THE NEIGHBORHOOD ENTRYWAY MONUMENT PROJECT was introduced by Council as a whole and read by City Attorney, Stephanie Karr.

City Manager, A.J. Krieger explained that the entryway monuments include Old Ferguson West, Robert-Superior and Jeske Park. This Resolution includes two additional locations at the North City limits on Elizabeth and at the Southern City limits on Bermuda.

A motion was made by Council Member Knowles to approve Resolution No. 2005-34 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

## **PROCLAMATION**

A Proclamation recognizing the 75<sup>th</sup> Anniversary of Vogt School was read by Mayor Fletcher.

## **APPOINTMENTS**

A motion was made by Council Member Faul to re-appoint Jo Ann Bordeleau to the FSBD Advisory Board, seconded, motion approved unanimously.

## **BILLS REQUIRING FIRST 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.

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

## **BILLS REQUIRING SECOND 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.

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

Bill No. 6728 was declared passed and sent to the Mayor for signature. Bill No. 6728 thus became Ordinance No. 2005- 3255 and is permanently recorded in Book 27 on page 255.

## **PRESENTATIONS**

### **❖ JW Building**

Alan Mueller – 435 Darst – a member of the Landmarks Commission and on behalf of the Commission presented their recommendations to the City Council for the renovation or replacement of the January Wabash Building. He further stated that the Landmarks Commission recommends that the City Council suspend pursuing demolition bids for the January-Wabash Building, and that the City Council suspend the resolution to provide a new city center by 2008. Delaying action on these items will allow time to develop and evaluate a master plan for the park, evaluate options for renovating or replacing the current January-Wabash building, identify appropriate functions for the building, poll the community about their attitudes towards the January-Wabash Building, and further study the process of financing the work. The Commission's recommendations are based upon the analysis, which Mr. Mueller explained in his presentation to the Council.

After a lengthy discussion regarding the Landmark recommendations, Mayor Fletcher opened the discussion for public comments.

Tom Patterson – Royal – is not in favor of tearing down historic buildings just because they are old. Once they are torn down that is it forever.

Fred Crouch – 16 Sandringham – had concerns and comments on where the activities will be if the building is gone.

Mike Kelly – 416 N. Elizabeth – a member of the Landmarks Commission – supports the Landmark Commission's recommendations to the Council. Mr. Kelly urges the Council to review the recommendations in detail. He feels it will help the Council make a better informed decision about the future of the building.

Discussion of asbestos in the J.W. Building and health concerns, abatements, strict standards, removal and costs.

Lisa Stricker – 8944 Scottdale, Jennings - has worked in Ferguson for 20 years, grew up in a town older than Ferguson and appreciates the preservation of older buildings.

Tom Patterson – had comments regarding asbestos.

### **❖ Park Master Plan Recommendation**

Mr. Krieger explained the Park Master Plan process and requested direction from the Council for preparation of an Agreement and a timetable. B.G. Clark, Managing Partner of PROS Consulting, LLC presented their proposal for the Park Master Plan and

explained their philosophy.

Mr. Krieger commented that pending the Council's direction staff will work with PROS in putting together a final scope of work and an agreement and bring it to Council on January 10, 2006.

Discussion ensued regarding the renovation or replacement of the January Wabash Building and other options. Mayor requested Council give some direction to the staff in moving forward. Discussion continued regarding the overall Park Master Plan including the JW Building.

Council Member Kallstrom made a motion to accept the Park Board recommendation to engage PROS Consulting for the Park Master Plan, seconded. Council consensus in favor of engaging PROS was AYES-6 and NOES 1-Hines.

Mr. Krieger suggested that after Council's direction staff will put together a scope of work in the form of a contract and present it to the Council on January 10, 2006. Staff needs to give some direction to PROS.

Mr. Krieger confirmed that the Council has established that the final project will include demolition and new construction or renovation of the January Wabash Building with a set of uses to be determined through the public engagement. Council consensus was yes.

Due to the importance and priority of the building, with Council direction, Mr. Clark proposed an expedited detailed feasibility study. Mr. Clark believes that by the middle of March PROS could present a recommendation on what PROS thinks the direction should be.

On January 10, 2006, the Council will be presented with a Resolution for the City Manager to sign an Agreement with PROS. One of their initial scopes of work will be a report to Council based on the product of public engagement with their own expertise applied to the themes, understanding that the JW Building is already a priority.

PROS will report to Council at the second meeting in March 2005 their recommendation for how the JW Building fits within the recreational and programmatic needs that PROS established. At that point, Council will take up the question do you rescind the Resolution or does it match what Council wants to do.

Mr. Krieger confirmed that the present Resolution will stand, and that absent any further action by the Council it remains the Council's intent as described in the Resolution to demolish the existing January Wabash building and replace it with a new structure.

Mr. Krieger informed the Council that the staff has ceased any activities related to relocating programs or activities from the JW Building. Absent any direction from the Council to the contrary, the building will continue operating, for the foreseeable future just as it does today.

If Council instructed staff to get demolition bids, staff is now in a position to do that, the consulting engineer prepared a demolition scope of work, which was part of what Council directed Mr. Krieger to do. Mr. Krieger asked for Council direction. Council consensus is to shelve the bids until PROS Consulting reports to Council at the second meeting in March.

### **MISCELLANEOUS**

Tim Larson – commented on the Darst-Hartnett traffic study and feels it makes a concrete recommendation on how to handle an on-going persistent problem of speeding on Darst and Hartnett, the study involves devices in the roads, but does not involve closing any roads and he believes the next step would be to have community input and would suggest coordinating it with the next Traffic Commission meeting to bring back for consideration to be included in the next street improvements.

Mr. Krieger commented staff would try to call a special meeting of the Traffic Commission in advance of the January 10 Council meeting.

Peggy Faul – would like additional information on the Library Grant for further discussion, would like to place the Certified Local Government Grant Program on a work session.

Mr. Krieger responded Certified Local Government Grant Program would be placed on the January 10 work session.

Peggy Faul – requested Council look into West Florissant and to direct staff to begin negotiations with Dellwood and Jennings. Ms. Faul wished everyone Happy Holidays, congratulated the Holiday Contest winners, and thanked everyone for decorating their homes. Ms. Faul thanked the Caring League for bringing back the House Tour, which was lovely and very well received.

Mayor Fletcher – announced that Joe Scott was in the audience from North County Journal and asked Mr. Scott to report about the community building at January Wabash so that the public is aware they will be engaged in the discussion. Mayor thanked staff for doing a wonderful job with the Northern Lights along with Community Relations Coordinator, Nez Savala, FSBD Executive Director, Shannon Howard and the Public Works Department. Mayor feels that Northern Lights get better every year and hopes to continue the trend. Mayor enjoyed the house tour and wished everyone Happy Holidays and be safe.

James Hines - Wished everyone a Happy Holiday and thanked everyone for their kindness and generosity to Mr. Hines and his family while he was in the hospital.

James Knowles – Happy Holidays and congratulations to the Holiday Contest winners, and possibly next year extend the contest to the business district to increase their participation.

Keith Kallstrom – enjoyed the Northern Lights parade. Reminder that Dr. Martin Luther King, Jr. Celebration – 3 p.m. Sunday, January 15, 2006 at St. Louis Community College at Florissant Valley, Park Department has Santa A Magical Mystery Tour Friday, December 16. Mr. Kallstrom would like to pass his condolences to the family of Laura Ashley who was a long time resident and served on many boards and commissions.

Mr. Kallstrom wished everyone a Merry Christmas and a Happy and Prosperous New Year and thanked B.G. Clark of PROS Consulting in working with the Council.

James Knowles – the Ferguson First Presbyterian Church, 401 Darst is having their annual Breakfast with Santa, Saturday, December 17. It is a wonderful event and helps raise food for the area food shelters.

John Corson – Congratulations to the Holiday Home Contest winners. Mr. Corson requested a discussion regarding the Grant Committee - how it functions and what needs to be done to improve the process. Mr. Corson commented that the JW Building issue needs public comments so the people can speak their opinions. Wished everyone a Merry Christmas and Happy Hanukkah to all.

Mr. Krieger – responded the Grant Commission discussion could possibly be placed on the January 24, 2006 Council Meeting Agenda.

## **ADJOURNMENT**

There being no further business to consider, Council Member Knowles moved to adjourn, seconded. The meeting adjourned at 10:30 p.m.

Debbie Matthies, City Clerk