

FERGUSON CITY COUNCIL

Special Council Meeting, April 13, 2004

Council Meeting, 7:00 P.M.

**CITY HALL
110 Church Street**



A special meeting of the Ferguson City Council was called to order at 7:00 p.m. on April 13, 2004 by Mayor, Steven Wegert, in the Council Chambers of City Hall, 110 Church Street, Ferguson, Missouri. On roll call the following Council members were present:

Mayor Steven Wegert
John Corson
Keith Kallstrom
Mark Crinnion
Tom Wolf
Peggy Faul
Bill Duncan

Also present were City Manager A.J. Krieger, City Attorney Richard Bresnahan and City Clerk, Debbie Matthies. Mrs. Matthies declared a quorum was present.

PUBLIC COMMENTS

There being no public comments, Mayor declared the public portion closed at 7:05 p.m.

MANAGER'S REPORT

City Manager, A.J. Krieger explained the items on the Agenda.

Resolution #2004-07 - is a Resolution to approve the Kemp Homes final plat of the Somerset Park subdivision.

Bill No. 6684 - Mr. Krieger explained the reason for the special meeting is to approve the second reading of Bill No. 6684 an ordinance approving the assignment of redevelopment rights and authorizing the City Manager to execute an Agreement between the City of Ferguson and Joe Lonero for

redevelopment of the property located at 252 South Florissant, the Sportsprint building.

APPOINTMENTS

Boards and Commissions Appointments for 2003-2004. A Motion was made by Councilman Tom Wolf to appoint Larry Morie to the Plan Commission. Motion was seconded, passed unanimously.

RESOLUTIONS

Resolution No. 2004-07 – Resolution approving final plat for Somerset Park Subdivision was introduced by Council as a Whole and read by Attorney Bresnahan. On roll call, the motion carried as follows:

AYES: 7 – Corson, Kallstrom, Crinnion, Wolf, Wegert, Faul, Duncan
NOES:0

Resolution passes.

BILLS REQUIRING SECOND READING

BILL NO. 6684 AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA, REDEVELOPMENT PROJECT; APPROVING AN ASSIGNMENT OF REDEVELOPMENT RIGHTS FROM R & H INVESTMENTS AS ASSIGNOR TO JOE LONERO AS ASSIGNEE; DESIGNATING JOE LONERO, AS DEVELOPER OF THE SPORTSPRINT PROPERTY; AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND JOE LONERO; 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. EFFECTIVE WHEN, introduced by Council as a whole and read the first time.

A motion was made by Mr. Kallstrom, seconded and carried to read the Bill a second time and place it upon its passage.

Discussion ensued with City Manager A.J. Krieger and the Council with regards to the Agreement. Mr. Krieger explained the Redevelopment

Agreement and Exhibits to the Council in detail. Mr. Krieger also explained the City will design and construct an approximate 70-90 space municipal parking lot on the ground East of 252 S. Florissant. Mr. Krieger discussed the funding of the project which includes \$80,000 of both capital and TIF funds. The \$380,000 incremental revenue rebate will be entirely tax increment funds. The municipal parking lot design and construction will be paid for using CDBG funds. It may be necessary to reallocate 2003 CDBG dollars to fully fund, design and construct the parking lot.

On roll call vote the motion carried as follows:

AYES – 7 – Kallstrom, Crinnion, Wolf, Wegert, Faul, Duncan, Corson
NOES – 0

Bill No. 6684 was declared passed and sent to the Mayor for signature. Bill No. 6684 thus became Ordinance No. 2004-3211 and is permanently recorded in Book 26 on page 113.

There being no further business to consider, the meeting adjourned at 7:20 p.m.

Debbie Matthies, City Clerk