

## **FERGUSON CITY COUNCIL**

**Regular Meeting, September 23, 2003**

**Work Session, 7:00 P.M.  
Council Meeting, 8:00 P.M.**



The regular meeting of the Ferguson City Council was called to order at 8:00 p.m. on September 23, 2003 by Mayor, Steven Wegert, in the Council Chambers of City Hall, 110 Church Street, Ferguson, Missouri. Mayor Wegert 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 Steven Wegert  
John Corson  
Keith Kallstrom  
Mark Crinnion  
Tom Wolf  
Peggy Faul  
Bill Duncan

Also present were Interim City Manager Tom Moonier, City Prosecuting Attorney Martin Barnholtz and City Clerk Debbie Matthies. Mrs. Matthies declared a quorum was present.

Mayor Wegert welcomed all present and explained the meeting would be in two portions, the Public Portion and the Business Portion.

### **SPECIAL PRESENTATION**

Chief Moonier and Mayor Wegert recognized and presented City Mechanic, Dean Ermeling the 2003 Outstanding Employee of the Year award. There were two exemplary employees who were also recognized and will be at the next Council Meeting to receive their awards. A special Honorable Mention Award will be presented to "Flik" as well.

Mayor Wegert saw Officer Casem and Flik's debut on "Pet Star" and said both employees did a fantastic job and the car looked outstanding.

### **PUBLIC COMMENTS**

Martin Pion – 6 Manor Lane – had comments regarding the Sportsprint project. Mr. Pion felt the project was a good idea and is an example of how the Council is trying to make progress in the City. He would like to see the downtown area become more pedestrian

friendly and place future parking lots behind buildings. Mr. Pion explained the City of Ellisville requires bike parking in addition to car parking spaces and would like the City to be more aware of bicycles by possibly adopting an Ordinance regarding bicycles and parking areas.

Mayor Wegert commented that the City is in the process of installing an informational KIOSK at a parking lot that will tie in with the UMSL – Ferguson trail and incorporate bike racks. Mr. Pion commented that he would not have recommended that design of bike rack for that project and spoke to Mark Etling about looking into a different bike rack design. Mr. Pion thanked Council.

Terri House – 11 Lakeview Court – addressed the Council on several issues. Ms. House announced that Streetfest will be held September 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> in downtown Ferguson at Victorian Plaza and explained the events that would take place and invited everyone to attend. In advance, Ms. House thanked all of the volunteers, Public Works Department, Fire Department and Police Departments for their support for this event.

Ms. House acknowledged two Police Officers that FSBA felt have done an exemplary job of representing the community. Officer Greg Casem and Flik, for their portrayal of the City on *Animal Planets Pet Stars*. Officer Casem expressed his commitment to the City and his fondness for the community. They would also like to acknowledge the hard work of Officer Craig Horton. Officer Horton finished his term as Missouri President of the D.A.R.E. Association and was honored as the State of Missouri nominee for the Enrique Camerena Award.

Ms. House announced that FSBA and Streetfest have new logos. FSBA has a new website at [www.fergusonstation.com](http://www.fergusonstation.com) which will tell you about FSBA and current events.

Ms. House and the business district have concerns regarding the misbehaving of juveniles in the downtown area and asked that the City Ordinances be enforced. They would like Council to address this issue in a fair way to the children and families but also to enforce City Ordinances for the safety of everyone involved.

Ms. House had concerns and comments regarding the Sportsprint project. Ms. House feels the parking lot and the building being rehabbed is important for the progress of downtown. Ms. House also had concerns and questions with regard to the Loan Grant Committee's involvement in the dispensing of TIF funds. A lengthy discussion ensued regarding the project. Ms. House feels there needs to be specific details regarding this project in its entirety and needs to be done in a manner that would benefit the community long term. She would like to see more adequate evidence to support going forth with this project at this time. Ms. House thanked the Council.

Chuck James – 210 Hereford – complimented Terri House on all of the work she has done regarding the Streetfest event. Mr. James has concerns and comments on the

proposal for the Sportsprint project. It is Mr. James understanding that the redevelopment would occur provided the City and the Developer reach an agreement and the amount of detail in that agreement would be determined by the parties.

Mr. James feels that it is a good concept and the proposed parking facility behind the Sportsprint building is needed for overflow parking for the downtown area. Discussion ensued with regard to the details of the building and the type of tenants. Mr. James would like to see Council move forward with this project and pass the Resolution.

Mr. James thanked Council.

Farzad Faramarzi – Owner of the Thyme Table Café and Savoy Banquet Center – commended Terri House on all of her work she has done regarding the Streetfest event as well as the Streetfest committee, Police Department, Public Works Department and the City of Ferguson. Mr. Faramarzi commented he felt the Sportsprint project would be positive and everyone would benefit from it. He feels the parking lot would help attract tenants to the Sportsprint building and the City should move forward with the project. Mr. Faramarzi thanked Council.

Joe Lonero – 901 Hudson – Mr. Lonero made a presentation of new banners for downtown Ferguson. He explained that FSBD purchased the present banners three years ago and due to the budget did not purchase the best quality banners. There are approximately 90 light posts along Florissant Road which creates a financial burden on FSBD in replacing the banners. Mike Grady created the idea of the new banners and Mr. Lonero presented and explained the concept behind the new proposed banners. Mr. Lonero proposed the cost would be divided between the FSBA and the businessman; and the City of Ferguson. The total proposal is over \$10,000.00 for the entire project. Mr. Lonero is asking \$5,000.00 from the City towards the purchase of the banners. Discussion ensued with regard to the banners, businesses chosen, colors, wording and placement of the banners.

Mayor Wegert suggested to trade with UMSL banners. Mr. Lonero found the banners to be different sizes and will not fit on City poles. Mayor will pursue the possibility of using UMSL banners and suggested to also place the banners along Airport Road. Mr. Lonero asked for Council's consideration for the \$5,000.00 on the purchase of the banners. Mr. Corson commented on a City color scheme and would like to see a level of consistency in whatever colors are used for the banners.

Mr. Lonero thanked Council.

Ralph Rockamann – owner of Sportsprint. Mr. Rockamann asked Council to consider passing a Resolution to move forward on the redevelopment of 252 S. Florissant Road regarding a municipal parking lot and the renovation of the structure of the building at 252 S. Florissant Road. With this proposal, Mr. Rockamann will make every effort in

making the building attractive to bring new tenants and businesses to the City of Ferguson. Mr. Rockamann thanked Council.

Ed Neikerk - Plantmore Drive – is enthused about the proposed parking lot and Sportsprint building. Mr. Neikerk feels that if the building could be divided into multiple stores it would enhance the City's business district. Mr. Neikerk is in favor with moving forward on this project and thanked Council.

Mayor declared the public portion closed at 9:00 p.m.

### **APPROVAL OF MINUTES**

Regular Council Meeting Minutes - September 9, 2003 - A motion was made by Mr. Crinnion, seconded and carried to accept the minutes as presented.

Closed Council Meeting Minutes – September 9, 2003 - A motion was made by Mr. Crinnion, seconded and carried to accept the minutes as presented.

Plan Commission Meeting Minutes – September 3, 2003 – with recommendations - A motion was made by Mr. Crinnion, seconded and carried to accept the minutes as presented.

Library Board of Trustees Meeting Minutes - September 15, 2003 - A motion was made by Mr. Crinnion, seconded and carried to accept the minutes as presented.

Landmarks Commission Minutes – August 18, 2003 - A motion was made by Mr. Crinnion, seconded and carried to accept the minutes as presented.

Ferguson Neighborhood Improvement Program Minutes – August 25, 2003 - A motion was made by Mr. Crinnion, seconded and carried to accept the minutes as presented.

### **MANAGER'S REPORT**

Interim City Manager Tom Moonier explained the items on the Agenda.

### **APPOINTMENTS** - Continue Board and Commission Appointments.

### **RESOLUTIONS**

Resolution No. 2003-14 – Approving Redevelopment Bid Resolution was introduced by Council as a Whole and read by Attorney Martin Barnholtz. On roll call, the motion carried as follows:

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

Attorney Barnholtz explained Resolution No. 2003-15.

Resolution No. 2003-15 – Liquor License Settlement Agreement was introduced by Council as a whole and read by Attorney Martin Barnholtz. On roll call the motion carried

as follows:

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

## **REQUESTS**

Request for a new Liquor License for the new owner at 67 N. Florissant. Name of business is Smoke Stop; applicant Patricia Macon has met the requirements. A motion was made by Mayor Wegert to approve, seconded and passed unanimously 7-0.

## **BILLS REQUIRING SECOND READING**

**BILL NO. 6648** AN ORDINANCE PURSUANT TO SECTIONS 70.210-70.325 OF THE REVISED STATUTES OF MISSOURI (2000); AUTHORIZING AND DIRECTING THE CITY MANAGER ON BEHALF OF THE CITY OF FERGUSON (THE "CITY") TO EXECUTE AND DELIVER AN INTERGOVERNMENTAL COOPERATION AND DEVELOPMENT ASSISTANCE AGREEMENT (THE "COOPERATION AGREEMENT") BY AND AMONG THE CITY OF BERKELEY, MISSOURI ("BERKELEY"), THE CITY OF KINLOCH, MISSOURI ("KINLOCH"), THE CITY OF ST. LOUIS, MISSOURI ("ST. LOUIS"), THE COUNTY OF ST. LOUIS, MISSOURI (THE "COUNTY"), THE STATE OF MISSOURI ACTING BY AND THROUGH ITS OFFICE OF ADMINISTRATION (THE "STATE") AND THE CITY, CONCERNING THE REDEVELOPMENT OF APPROXIMATELY SIX HUNDRED FIFTY-FIVE GROSS ACRES (478 DEVELOPABLE ACRES) OF REAL PROPERTY LOCATED ALONG THE EASTERN PERIMETER OF LAMBERT-ST. LOUIS INTERNATIONAL AIRPORT AND PARTIALLY WITHIN THE CORPORATE LIMITS OF KINLOCH, BERKELEY AND THE CITY; PRESCRIBING AND APPROVING THE FORM AND DETAILS OF SAID COOPERATION AGREEMENT; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; DETERMING AND DECLARING THE OFFICIAL INTENT OF THE CITY WITH RESPECT THERETO; PROVIDING FOR THE FILING OF THE COOPERATION AGREEMENT WITH THE SECRETARY OF STATE AND RECORDER OF DEEDS; GRANTING PERMISSION TO THE COUNTY TO ADOPT AND IMPLEMENT TAX INCREMENT FINANCING PURSUANT TO THE TIF ACT WITHIN A CERTAIN PORTION OF THE CORPORATE LIMITS OF THE CITY; AND AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE IMPLEMENTATION OF SAID COOPERATION AGREEMENT; AUTHORIZING AND DIRECTING THE CITY MANAGER ON BEHALF OF THE CITY TO ENTER INTO AND EXECUTE ONE OR MORE CONTRACTS FOR THE SALE OF

CERTAIN REAL ESTATE BY THE CITY TO THE LAMBERT AIRPORT EASTERN PERIMETER JOINT DEVELOPMENT COMMISSION CREATED PURSUANT TO THE COOPERATION AGREEMENT; AUTHORIZING THE EXECUTION AND APPROVAL OF OTHER DOCUMENTS AS MAY BE NECESSARY AND APPROPRIATE TO IMPLEMENT THIS ORDINANCE; AND CONTAINING A SEVERABILITY CLAUSE. EFFECTIVE WHEN, introduced by Council as a Whole and read the first time.

A motion was made by Mayor Wegert, seconded and carried to read the Bill a second time and place it upon its passage. A lengthy discussion ensued. Attorney Barnholtz commented that City Attorney Richard Bresnahan did not have any problem with moving forward with this Ordinance. On roll call vote, the motion carried as follows:

AYES: 6 – Wolf, Wegert, Faul, Duncan, Kallstrom, Crinnion  
NOES: 1 - Corson

Bill No. 6648 was declared passed and sent to the Mayor for signature. Bill No. 6648 thus became Ordinance No. 2003-3193 and is permanently recorded in Book 25, on page 228.

**BILL NO. 6666 – AN ORDINANCE AMENDING CHAPTER 4**  
ALCOHOLIC BEVERAGES OF THE MUNICIPAL CODE OF THE CITY OF FERGUSON, MISSOURI, BY REPEALING SECTIONS 4-55 AND 4-70 AND ENACTING TWO NEW SECTIONS IN LIEU THEREOF TO COMPLY WITH CHANGES IN STATE LAW IN REFERENCE TO THE SALE OF ALCOHOLIC BEVERAGES ON SUNDAY. EFFECTIVE WHEN, introduced by Council and read the first time.

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

AYES: 6 – Wegert, Faul, Duncan, Kallstrom, Crinnion, Wolf  
NOES: 1 - Corson

Bill No. 6666 was declared passed and sent to the Mayor for signature. Bill No. 6666 thus became Ordinance No. 2003-3194 and is permanently recorded in Book 25, on page 289.

### **MISCELLANEOUS**

Peggy Faul – reminded everyone to attend Streetfest. Ms. Faul is excited about new things happening on Hallsferry, West Florissant and all around the City of Ferguson.

Bill Duncan – toured the Performing Arts Center and encourages everyone to visit the Center and is a tremendous asset to North County. Mr. Duncan feels to have a viable downtown area there needs to be parking on both sides of the street and to have two lanes of traffic as opposed to four lanes. He feels people will not cross four lanes of traffic but will cross two lanes. Mr. Duncan hopes that the Traffic Commission will consider the lanes of traffic in the downtown area.

John Corson – congratulated Dean Ermeling and the other employees of the year. Mr. Corson wanted to congratulate and commend Officer Casem and Officer Horton as well as all of the City departments and City staff which have been doing a tremendous job with work throughout the City and appreciates the level of professionalism shown. Mr. Corson is hopeful that the Council move forward on the redevelopment of the Sportsprint project and believes a municipal parking lot is needed and will benefit the downtown area.

Keith Kallstrom – congratulated Dean for achieving outstanding employee of the year. He invited people to attend Streetfest. Mr. Kallstrom announced the Traffic Commission has openings and if anyone would like a seat on a Board or Commission to contact their Councilman or the City Clerk.

Mark Crinnion – commented the Old Ferguson West Group, which is a new citizens group, met on Monday and was well attended with new ideas and concerns regarding the neighborhood. Mr. Crinnion would like to invite everyone to Streetfest. Mr. Crinnion congratulated the outstanding employee and looks forward to congratulating the exemplary employees at the next meeting. Mr. Crinnion would like to see the Sportsprint project move forward. He would like to see agreements from the Legal Department that properly protect the City and create a project in the manner in which the City is intending and that everyone will be proud of. Mr. Crinnion would like to thank Chief Tom Moonier for acting as interim City Manager for the last year.

Tom Wolf – would like to thank Chief Moonier for doing a terrific job in the last year.

Mayor Wegert – complimented Chief Moonier's handling of the City over the past year. The City was fortunate to have Chief Moonier step up, fill the role and meet the challenge as the interim City Manager and Council appreciates all of the time and effort he spent on this position. Council also thanked his wife, Rita.

The Old Ferguson West organization meeting was extremely well attended. The citizens are interested in getting involved and dealing with issues that are common to the neighborhood. Further meetings with the group are being planned. Mayor also mentioned with school back in session, the traffic speed on Georgia Avenue needs to be monitored. People need to be aware that there are children playing along the streets. Chief Moonier has checked into the situation.

Mayor mentioned Robert's Steakhouse is gone and the progress for Cracker Barrel is

moving ahead. Chief Moonier updated Council that an article in the paper stated Cracker Barrel hopes to be opened by mid February.

Attorney Martin Barnholtz - enjoyed his yearly visit.

Chief Moonier – Thanked the Mayor and Council for all of the support received throughout his year of acting interim City Manager and said it has been a definite learning experience. The staff did well and thought the City hired additional good employees that will do well in the future. Chief thanked Ms. Jo Ann Bordeleau for being available and being a great Mentor in this position. Chief Moonier thanked Council again for the opportunity to fill the position of acting interim City Manager the past year.

Mayor Wegert announced that A.J. Krieger will start in the City Manager position on October 1, 2003. A.J. has purchased a home in Ferguson and has been in town and to City Hall several times. Council is excited and looking forward to having A.J. bring his experience from Decatur with emphasis on Economic Development and neighborhood housing issues.

There being no further business to consider, the meeting adjourned at 9:30 p.m.

Debbie Matthies, City Clerk