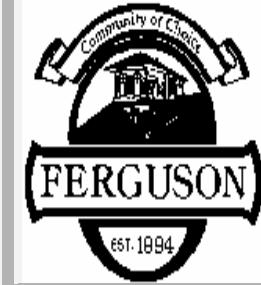


Approved: 8/25/09

**FERGUSON CITY COUNCIL  
WORK SESSION MEETING MINUTES  
Tuesday, August 11, 2009 - 6:00 P.M.  
CITY HALL  
110 Church Street**



A work session meeting of the Ferguson City Council was called to order at 6:00 p.m. on Tuesday, August 11, 2009 by Mayor Brian P. Fletcher, in the Council Chamber of City Hall, 110 Church Street, Ferguson, Missouri. The following Council Members were present:

Mayor Brian P. Fletcher  
Kynan Crecelius  
Michael Salant (left 8:15 pm)  
James W. Knowles III  
Dwayne James  
Peggy Faul  
Fran Grecco

Also present were:  
John Shaw - City Manager  
Sam Anselm – Assistant to the City Manager  
Debbie Matthies – City Clerk  
Terry O’Neil – Public Works Director  
Steven Rosenthal – Assistant Fire Chief  
Rosalind Williams – Director of Planning  
Natasha Ramey – Community Development Coordinator (left 8:20 pm)  
Sonya Brooks – Human Resource Specialist (left 7:30 pm)  
Captain Rick Henke – Police Department

**Personnel Manual**

Assistant to the City Manager, Sam Anselm and Human Resources, Sonya Brooks explained the process and reviewed major changes to the Personnel Manual. Staff will make the necessary changes discussed and the manual will be distributed to City employees by the end of the year.

Approved: 8/25/09

Community Development Block Grant (CDBG)

Planning Director, Rosalind Williams gave background, uses, limitations and proposed allocation of the CDBG funds. In order to provide home improvement grants, the City has to allow St. Louis County to administer their established program. The consensus (4-3) of the Council was not to allow St. Louis County to administer the program and to keep the existing proposed projects for CDBG funds.

Downtown Zoning Discussion

Planning Director, Rosalind Williams discussed the concerns of the property owners and potential businesses frustrated by the fact that most uses require a Special Use Permit. Ms. Williams then gave a brief background on downtown retail uses. The Zoning Department has received numerous requests for zoning verifications for uses subject to numerical limitations, which have been denied.

Ms. Williams explained that Zoning has also received a number of requests for retail uses but when the business is informed, a Special Use is required, the business owner moves on.

The Special Use Permit process, \$250 fee, site plans, timeframe, numerical limitations and added restrictions to allow the City more control over the types of businesses allowed in the Downtown area was discussed.

A motion was made by Council Member James, seconded by Council Member Grecco and carried to implement the staff changes of 16.2 Permitted Uses as presented and to keep (16.5 B. (1)) *16.5 Special Uses B. Retail Sales Uses (1) General Merchandise Stores* as Special Uses. Staff will make the necessary changes. Motion carried.

The Trails Grant Application for Hudson Park was discussed and Council consensus was to wait until the completion of the Trail Study.

The budget work session adjourned at 9:20 p.m.

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Brian P. Fletcher – Mayor  
City of Ferguson, Missouri

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Deborah L. Matthies – City Clerk  
City of Ferguson, Missouri