

**CITY COUNCIL
CITY OF RICHMOND HEIGHTS,
MISSOURI
SPECIAL WORKSHOP MEETING, August 12, 2004**

A Special Workshop meeting of the Council of the City of Richmond Heights, Missouri, was held on Thursday, August 12, 2004, in the Argus Meeting Room at THE HEIGHTS, 8001 Dale Avenue. Present were Mayor Betty Humphrey, Council Members Gina Mitten, Camille Greenwald, Mike Jones, Lillian Underwood, James Beck, and Tim Gallagher. Connie Williams and Paul Lore were necessarily absent. Also present was Amy Schutzenhofer, Interim City Manager; David Reary, Zoning Commissioner and Ken Heinz, City Attorney.

Hadley Township Neighborhood

Mayor Humphrey reviewed the Council's efforts to address the Hadley Township Neighborhood and its development issues. Mayor Humphrey stated the neighborhood has been under many pressures; from speculators, developers, deteriorated and vacant properties, etc. and has left the community somewhat divided as to what residents wanted for their neighborhood.

Mayor Humphrey stated it was a priority of the Council to listen to residents' wishes, ranging from those who wished to sell to developers and those who want to remain in their homes. She stated the City had commissioned a consultant to study the neighborhood's future, and as a result, issued two RFP's in hopes of finding a viable solution that would meet the majority of needs for the community.

Mayor Humphrey stated that the first RFP returned did not conform to the City's preference for new infill housing, but offered housing and commercial uses and was rejected by the Council. She stated a second RFP issued asking for proposals to fill the vacant lots with new homes was submitted and then rescinded.

Mayor Humphrey stated she hoped that those in attendance tonight would offer opinions freely about their preferences for their neighborhood.

Mr. Gallagher asked that comments include if the speaker was an owner/occupier of property and voice the opinion if they wished to stay in the neighborhood or move.

CITIZEN'S COMMENTS

Those in attendance that spoke for selling their properties:

R. Finney, E. Nettles, J. Carter, C. Kroeger, K. Thompkins, J. Philips, C. Smith, L. Alton, M. Jones, J. Hollis, Logan, C. Troop, N. Miller, A. Johnson, L. Robbins, K. McDonald, K. Sterman, C. Davis, R. Brinkman, A. Lewis, E. Bell, H. Abram (lots only), and D. Wagner.

Those in attendance who spoke to remain in the neighborhood:

S. Dunn, J. Bailey, L. Jones, S. Watson, J. Hollings, M. Burl, Jones, A. Arntz, and Mrs. Garcia.

Comments were made that despite being long-time residents, they would sell their properties if compensated at a fair price, one that would allow them to purchase a home elsewhere. Many homeowners stated they would expect to receive higher compensation if the area was designated to be developed commercially, as compensation from commercial developers was traditionally more than which could be realized by non-commercial interests.

Some residents who spoke said they were disappointed in the time it has been taking for the Council to address the issues. Some stated they were unsure as whether to make their home improvements, or continue to wait to see what happened. Many noted that real-estate speculators have offered buyouts pending approval of a redevelopment plan. Some speakers said they were displeased that the City had not forced enough property owners to keep up their properties.

Mr. Gallagher and Mr. Beck stated that the City had tried to enforce standards, but that it was difficult at best, and noted that property owners had to be willing to do the necessary things to keep property standards high. Mr. Beck noted that forcing compliance usually ended in court appearances and often that did improve things as condemnation meant only tear-downs and vacant lots.

After hearing from the residents, Mayor Humphrey said the likely response was to seek another request for proposal, with a residential and commercial mixture for the Hadley Township neighborhood.

Mayor Humphrey stated that there was no timeline set for the Council to reassess the requirements in the RFP, but would probably begin in September.

Mr. Gallagher noted the Council was involved currently in a search for a new City Manager and the Fountains and Boulevard projects, but considered this issue of high importance.

With no further business to come before the meeting, at approximately 9:00 p.m., Mr. Gallagher moved, Ms. Mitten seconded, that the meeting be adjourned. Carried unanimously.

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED