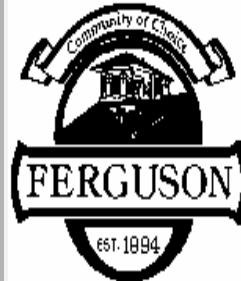


Approved: 11/17/09

**FERGUSON CITY COUNCIL
WORK SESSION MEETING MINUTES
Tuesday, October 27, 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, October 27, 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 (ABSENT)
James W. Knowles III
Dwayne James
Peggy Faul
Fran Grecco

Also present were City Manager, John Shaw, City Attorney, Stephanie Karr and City Clerk, Deborah Matthies.

Interior Inspections were discussed.

City Manager, John Shaw explained the handouts to Council which were the proposed Ordinance for the interior inspections for rental properties and the current interior inspection program guidelines for the responsible landlord program. As far as the inspections, Staff would take the responsible landlord program and apply it to all rental properties. The same requirements for the interior inspections would be placed on the landlord's responsibility and they would need to check the City's list of approved inspectors and supply the City with the inspections once it is completed.

Mr. Shaw explained that the City of Crestwood does not have interior inspections but they do interior inspections for rental through a third party. Crestwood bids it out and they select one contractor that will do all of the inspections and the citizens go through the City to do the processing.

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Council discussed the cost and process of using outside inspectors instead of in-house inspectors. Mr. Shaw explained that the City will still incur additional work regardless if the program goes through a third party. The third party provides the inspection but there is still an amount of administrative paperwork that has to be completed as well as follow-ups, monitoring the properties, and maintaining the records, etc.

Discussion of the types of inspections that are currently done in-house, i.e. electric, plumbing, HVAC that are not outsourced and the current in-house workload.

Council discussed a possible exception on fees for inspections for apartments or multiple-dwellings.

Discussion of fees for initial inspections and re-inspections. Council feels that the initial inspection is important because the homes have never been up to the standard of BOCA certification. Council feels that ASHI Certification needs to happen as the first initial inspection, and then in-house would do the follow up re-inspections. Rental properties should be safe and maintained properly without punishing legitimate landlords.

Council discussed the new guidelines for new interior inspections, update in codes and definition of minimum living space regulations and requirements.

Discussion of the possibility of in-house inspectors becoming ASHI Certified and the associated cost of obtaining ASHI Certification in regards to course work and training as well as yearly cost of maintaining and sustaining their ASHI Certification.

Council agreed for the City Attorney to review the HUD Standards and revise Sec.7-145. Minimum living space regulations; use July 1, 2010 as the implementation date for the new interior inspections program; research on cost; review HUD standards for minimum sq. footage and rewording of section 7-145.1(a); and if a tenant moves out within 6 months prior to their application, no additional charges are required.

Council would also like staff to check into the process of obtaining ASHI Certification as well as the course work, man hours required, the associated cost with obtaining ASHI certification and yearly cost thereafter for maintaining and sustaining certification.

Staff will research and update Council by the November 17 Council meeting.

The work session adjourned at 7:00 p.m.

ATTEST:

Brian P. Fletcher – Mayor
City of Ferguson, Missouri

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