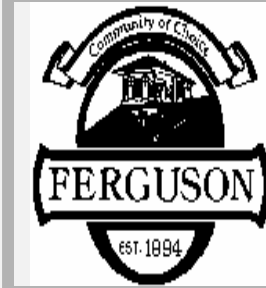


Approved: 12/9/08

**FERGUSON CITY COUNCIL
WORK SESSION MEETING MINUTES
Tuesday, December 2, 2008
6:00 P.M. – 9:00 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 December 2, 2008 by Mayor Brian P. Fletcher, in the City Hall Council Chamber, 110 Church Street, Ferguson, Missouri. The following Council Members were present:

Mayor Brian P. Fletcher
Kynan Crecelius (ABSENT)
Michael Salant
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
Jeffrey Blume – Finance Director
Terry O’Neil – Public Works Director
Thomas Moonier – Public Safety Director
Steve Rosenthal – Assistant Fire Chief
Stan Kreitler – Recreation Superintendent
Rosalind Williams – Planning Director

Stephanie Karr – City Attorney

CAPITAL IMPROVEMENT PROGRAM (CIP)

City Manager, John Shaw provided a handout of the analysis of budgeted Capital Improvement Projects and summary of Capital Improvement Projects recommended for funding six fiscal years of 2008 through 2013-2014. Mr. Shaw further reviewed each project title line item and discussed its project’s priority.

Council agreed to have staff review and suggest CIP cuts and discuss at a January work session.

Approved: 12/9/08

OCCUPANCY PERMITS

Mr. Shaw agreed that making sure all City information is captured electronically from the Occupancy Permit files should be done. Mr. Shaw feels that this will prove useful once there is a new permitting system in place that will make this information more accessible.

Mr. Shaw mentioned that he and Public Works Director, Terry O'Neil are currently researching a web-based program for entering permit information into a database. Staff is currently soliciting vendors for a new system, but in the meantime, Public Works is moving forward with entering the permit database information.

Council agreed that Staff would continue to work in this manner with respect to Occupancy Permit information.

Mr. Shaw stated that he would keep the Council informed of Public Works progress with respect to the new permitting system, and that he would provide them with a timeline once the different options were identified and researched.

INTERIOR INSPECTIONS

Mr. Shaw asked for the Council's consensus on what should be done with regard to interior inspections and where the Council stands on this issue.

Council discussed the types of interior inspections performed, livability code, initial scope, non-owner occupied vs. all structures, and comparative information from other municipalities. Council discussed increasing the current license fee of \$20.00 to \$50.00.

Council then agreed to place on the April 7, 2009 ballot, an Ordinance to increase the current business license fee on owners of rental property to \$50.00 per dwelling unit. City Attorney, Stephanie Karr will prepare the Ordinance for first reading on December 9, 2008.

Council agreed that Staff would put together a recommendation for the implementation of interior inspections for all non-owner occupied structures in the City, based upon the livability code, and that a separate Work Session be planned for this discussion.

COMMUNITY CENTER DISCUSSION

Council discussed prior history and the needs of the City, City Hall ADA accessibility, and financing, without the possibility, of taking on further debt.

Council agreed that, for a modest cost, the community center should be recognized as a gathering place for residents, with the possibility of a kitchen area.

Approved: 12/9/08

Council also discussed the building of a new firehouse and the possibility of combining the community center and firehouse on a future ballot.

Council directed Mr. Shaw to contact consulting companies regarding ideas, locations, costs, etc. for the two buildings and to report back with an estimate for the consulting fee.

Council established a rough timeframe of 2010 for a potential ballot issue for a general obligation bond for a community building, gathering space and firehouse. Construction would then begin the following Fiscal Year.

There being no further business to consider, the meeting adjourned at 9:15 p.m.

ATTEST:

Brian P. Fletcher - Mayor
City of Ferguson, Missouri

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