

**MONTHLY BOARD MEETING MINUTES HELD BY THE BOARD OF TRUSTEES OF
THE VILLAGE OF RIVERVIEW, ST. LOUIS COUNTY, MISSOURI, HELD ON
THURSDAY, APRIL 23, 2009**

BE IT REMEMBERED THAT the Board of Trustees of the Village of Riverview, St. Louis County, Missouri, met at City Hall, 9699 Lilac Drive at 7:00 p.m. on April 23, 2009.

At this time and place upon roll being called, there were found to be present the following named officers and members of the Board:

Trustee Howard Pierce	Present
Trustee Michael Ellington	Present
Trustee Phyllis Paro	Present
Trustee Bruce Stocker	Present
Chairman Steve Paro	Present

Village Clerk Megan Asikainen and Attorney Christopher B. Graville were also present.

The reelected Trustees, Bruce Stocker, Howard Pierce, and Steve Paro were sworn in.

A motion was made by Trustee Bruce Stocker and seconded by Trustee Michael Ellington to reappoint all Trustees to their current positions. All Trustees voted in the affirmative, the motion carried. Trustee Howard Pierce will remain the Street Department Liaison, Trustee Michael Ellington will remain the Finance Liaison, Trustee Phyllis Paro will remain the Zoning/Building Liaison, Trustee Bruce Stocker will remain the Police Department Liaison, and Steve Paro will remain the Chairman of the Board of Trustees.

CITIZENS' COMMENTS, SUGGESTIONS, AND PETITIONS:

Lynda Foster, 10063 Northgate. Ms. Foster stated that on April 6 she observed a former employee in the Village garage and wanted to know why he was there when he does not work for the Village or live in the Village. She asked if it was okay for the former employee to be in the garage keeping two employees from doing their jobs. Trustee Michael Ellington responded that no one besides employees should be in the garage, but that people are entitled to be on the property. Attorney Graville responded that non-employees should not be going into the garage for insurance purposes. Chairman Steve Paro stated that the Trustees would prefer that employees only be allowed in the garage. Trustee Phyllis Paro asked if this would affect the dog clinic, as the dog clinic is held in the garage. Attorney Graville said that the people at the dog clinic would be allowed in garage under that circumstance. Ms. Foster also said that the former employee owed the general fund \$322.92. She stated that the situation at Rite-Way Auto, 201 Chambers, was still pretty poor. She said that she has counted more than 53 cars on the property. Attorney Graville responded that the 53 cars counted by the Building Inspector since the Village became aware that the conditional use permit was being violated. Ms. Foster said that she has been calling in daily to complain about Rite-Way Auto to the Village Clerk. Attorney Graville said that the Village has obviously responded to the complaints and were in the process of a series of hearings regarding the status of the business's merchant license. Ms. Foster said that she wanted the Board to fix the problem.

MINUTES OF THE MONTHLY MEETINGS

A motion was made by Trustee Phyllis Paro and seconded by Trustee Michael Ellington to dispense with the reading of the Monthly Board Meeting Minutes of March 26, 2009 and approve them as submitted. All Trustees voted in the affirmative, the motion carried.

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MONTHLY REPORTS

Finance Liaison's Report (Treasurer's Report): The Treasurer's Report reflected the following account balances: The ending balance for the General Account was \$65,465.17, the ending balance for the Bond Account was \$12,634.62, the ending balance for the Capital Improvement Account was \$321,348.74, the ending balance for the Sewer Lateral Account was \$98,755.64, and the ending balance for the Police Training Fund Account was \$23,589.49. The ending balances for the Certificates of Deposit with First Community were \$100,000.00, \$100,000.00, and \$87,070.17.

Public Works Liaison's Report. Trustee Howard Pierce reported that the Street Department picked up litter 20 times, removed garbage 3 times, removed dead animals 3 times, cleaned up the park 3 times, cut back brush 2 times, filled a wash out 1 time, and cleaned City Hall 4 times.

Street Commissioner's Report. Nothing to report.

Police Liaison's Report. Trustee Bruce Stocker reported that the Police Department made 24 adult arrests and 6 juvenile arrests. The officers wrote 337 tickets, responded to 684 calls for service, wrote 135 reports, and drove 6,848 miles of patrol.

Zoning and Building Liaison's Report. Trustee Phyllis Paro reported that the Building Commissioner inspected 17 houses and 23 apartments. He issued 33 codes of compliance, issued 7 codes of non-compliance. He issued 1 building permit, 13 warnings, and 8 summonses. He completed 1 framing and footing inspection and issued 2 conditional permits.

Deputy Building Inspector's Report. Nothing to report.

Health Commissioner's Report. Trustee Phyllis Paro reported that the Health Commissioner issued 1 warning and 2 summonses.

Chairman's Report.

Clerk's Report.

Attorney's Report.

UNFINISHED BUSINESS:

- A. **Labron Taylor, 331 Scenic, requesting approval for a dumping permit.** A motion was made by Trustee Howard Pierce and seconded by Trustee Bruce Stocker to remove the dumping permit for 331 Scenic from the agenda as the property owner never submitted any paperwork on the dumping permit and was not present to discuss the issue.

NEW BUSINESS:

- A. **Discuss cell phone tower at 10045 Toelle.** Attorney Graville stated that when the Village consented to a collocation agreement last summer to add an additional building and antenna at the cell phone tower at the Brad L. Schultz, Jr. Memorial Park, part of the lease agreement was that the Village would be reimbursed \$500 by Verizon Wireless for landscaping. He said that the final stages of the construction were recently completed and that it would be best to draw up and carry out a landscaping plan before any additional time passes. Village Clerk Megan Asikainen asked if the Board would like to assign the creation of a landscaping plan to the Public Works Director. All Trustees were in agreement. Ms. Asikainen stated she would ask the Public Works Director to draw up a plan for review at the next monthly meeting.
- B. **Discuss expenditure of \$24,000 of Community Development Block Grant funds for the 2009 fiscal year.** Ms. Asikainen said that the \$24,000 of Community Development Block Grant funds was allocated in a Public Hearing the prior summer. She said that \$7,500 was allocated to the placement of trash cans at various locations around the Village for the collection of litter. She said that the original locations were City Hall, 9699 Lilac Drive, Brad L. Schultz, Jr. Memorial Park, 10045 Toelle, the intersection of Valley and Chambers, 301 Chambers, and the intersection of Northgate and Coburg, 146 Coburg. She said that \$9,000 was allocated to the placement of a drinking fountain at Brad L. Schultz, Jr. Memorial Park, 10045 Toelle, and that the remaining \$7,500 was allocated to the purchase of the lot at Diamond and Fork. Ms. Asikainen stated that the original allocation of \$7,500 for the lot purchase was agreed upon when the real estate dealings were still in progress and the Village was unsure of whether they would complete the deal before the end of 2008. She said that the land purchase was finalized at the beginning of 2009 with the 2008 CDBG funds so the \$7,500 allocation was no longer necessary. She said that the Building Commissioner has requested that the Board consider changing the allocation of the \$7,500 to demolish the house that burnt at 9753 Lilac. She stated that the owner of the house was deceased and that the Village completed their investigation and were unable to determine if the home was insured. Trustee Ellington asked what the cost of a demolition was. Ms. Asikainen said that past years had shown it to be approximately \$7,500. Attorney Graville added that with the current state of the economy, the Village may get a much better price. Trustee Phyllis Paro asked if there was any way that the Village could recoup some of the demolition costs. Attorney Graville responded that the Village would place a lien on the property for the amount of the demolition. He said that lien is held on the property forever, that no one could purchase the property without having to pay the lien cost. He said that the Village could negotiate a reduction in the amount if someone was interested in purchasing the lot as well. He said

that after a certain amount of time, St. Louis would take the property as Trustee property. The Village would then have the opportunity to purchase the property from St. Louis County for the recording fees. A motion was made by Trustee Bruce Stocker and seconded by Trustee Michael Ellington to change the allocation of \$7,500 of Community Development Block Grant funds from land purchase to demolition. All Trustees voted in the affirmative, the motion carried. Ms. Asikainen said that she would work on bid packets for all of the projects and have them out within the next month.

- C. Discuss proposed changes to Section 217 of the Code of Ordinances regarding derelict autos.** Attorney Graville stated that he, Chief Dominguez, and Ms. Asikainen had been approached regarding changes to the derelict auto ordinance that would allow car covers. He said that the ordinance used to allow car covers, but that, according to Chief Dominguez, the Police Department pushed for the ordinance to be changed to remove the car cover allowance because the Village had a lot of problems with the car covers looking unsightly. Attorney Graville said that the Chief felt that the Police Department worked very hard to rid the Village of derelict autos and that he felt that if car covers were allowed again they would see the same problems the Village had before. He said that one of the ideas that was brought up was to have some sort of permitting procedure where residents could purchase car cover permits that would allow them to cover cars for a certain period of time. He said that if the ordinance allowed this type of short-term permit, the Building Commissioner would inspect the vehicle and the cover to determine if both were in compliance with the ordinances before issuing the permit. Trustee Michael Ellington said that, from what he understood, the City of Bellefontaine Neighbors only allowed car covers if the license plates were visible. Attorney Graville responded that they may be something to look into incorporating into any changes to the Village ordinance. Trustee Bruce Stocker stated that he was the Village Health Commissioner years ago and that the biggest problem with the car covers was that they would blow in the wind and become shredded and faded, some even growing mold. He said that many of the cars were covered with blue tarps, not even car covers. Attorney Graville said that, with a permitting procedure, the Building Commissioner would have control over the approval of the covers as well as the condition of the covers, making sure that both are in compliance with the ordinance. Ms. Asikainen said that the Police Chief had also made the point that there is one police officer that handles all derelict auto violations and that the officer knows which property owners have been cited and what their court date is so that they are not summonsed again until they have appeared in court. She said that the time period from the issuance of the summons until the defendant's first appearance in court is from four to six weeks. She said the Municipal Judge then may give a continuance for the defendant to get in compliance before accepting a plea on the charge and issuing a fine. She said that, if a defendant chooses to pay the fine out of court, the fine is set at \$100, but that this is meant to be a deterrent. She said that the Village employees encourage residents to come to court because the Judge generally takes compliance into consideration when assessing fines. Attorney Graville said that ultimately the Police Chief, the Village Clerk, and himself were unsure of what direction the Trustees wanted to go in and had not drafted any changes to the ordinance as of yet. Trustee Phyllis Paro stated that she would like to have the ordinance allow car covers because many of the residents have complained that they have vehicles that cannot be

properly licensed because they are in need of repair. She said something should be done to allow them some time to allow the cars to pass inspection. Attorney Graville said that the Board might consider allowing the staff an additional 30 days to discuss possible changes and come to a compromise. A motion was made by Trustee Howard Pierce and seconded by Trustee Michael Ellington to postpone discussion of the matter until the next meeting

D. Discuss whether to acquire 7 additional Trustee properties from St. Louis County. Ms. Asikainen said that she had been contacted by the St. Louis County Trustee's office regarding 7 properties that they would be willing to give the Village for the \$27 recording cost. She said that the properties were at 309 Northridge, 10036 Stimson, 261 Coburg, 580 Leeton, 9531 West, 470 Bluff, and 482 Bluff. She said that the lots were already being maintained by the Village and that on the majority of the lots the Village had torn down the houses and placed liens on the properties. Attorney Graville said that the acquisition of the properties could help the Village encourage new development. A motion was made by Trustee Howard Pierce and seconded by Trustee Phyllis Paro to acquire seven properties, 309 Northridge, 10036 Stimson, 261 Coburg, 580 Leeton, 9531 West, 470 Bluff, and 482 Bluff from the St. Louis County Trustee Office for the recording costs of \$27 per property. All Trustees voted in the affirmative, the motion carried. Ms. Asikainen said that she would notify the St. Louis County Trustee Office and draw up the appropriate ordinances for the next meeting.

E. Discuss computerized court system. Ms. Asikainen said that the Village had recently been notified that the creator of the current court system was going to retire from the system and would cease all support by April 2011. She said that the occupancy permit computer system was also written by the same creator so the occupancy permit computer system would also have no support as of April of 2011. She said that she was currently looking into options for new court systems, but wanted to make sure that the Board was aware of the issue and that the sooner the Village could make the conversion to new software systems the better, because there would be no way to convert the information in the old systems to a new system.

F. RESOLUTION 2009-01: A RESOLUTION CERTIFYING THE RESULTS OF THE MUNICIPAL ELECTION HELD ON APRIL 7, 2009. A motion was made by Trustee Phyllis Paro and seconded by Trustee Michael Ellington to accept Resolution 2009-01. All Trustees voted in the affirmative, the motion carried.

MISCELLANEOUS BUSINESS:

MOTION TO PAY BILLS:

A motion was made by Trustee Michael Ellington and seconded by Trustee Phyllis Paro to pay all bills. All Trustees voted in the affirmative, the motion carried.

REPORT OF SALARY OR PERSONNEL CHANGES:

Chairman Paro reported that in a closed meeting held on March 26, 2009, the Board of Trustees voted to hire two part-time administrative assistants at the rate of \$10.00 per hour.

MOTION TO HAVE A CLOSED MEETING:

ADJOURNMENT:

A motion was made by Trustee Howard Pierce and seconded by Trustee Michael Ellington to adjourn the meeting. The meeting was adjourned at 8:20 p.m.

Copies of all legislation considered by the Board of Trustees at this meeting were available for inspection by the public prior to the time such legislation was considered by the Board of Trustees.

Respectfully Submitted,

ATTEST:

Steve Paro, Chairman

Megan Asikainen, Village Clerk

DRAFT