

SPECIAL MEETING OF THE BOARD OF TRUSTEES
March 29, 2015

A Special Board of Trustees Meeting of the Town of Grantwood Village was held on Sunday March 29, 2015, at Village Hall, One Missionary Ridge, Saint Louis MO, 63123. The following Trustees were present:

Kevin Kelso, Chairman
Pat Williams, Treasurer
Mark Kienstra, Streets Commissioner
Sue Ehrhardt, Village Clerk
Bob Bess, Building Commissioner

Also present were: Village Attorney, Rich Magee and Jennifer Merritt, Secretary.

The meeting was called to order at 7:00 P.M. by Kevin Kelso.

PLEDGE OF ALLEGIANCE

ROLL CALL

Sue Ehrhardt conducted roll call. All trustees present.

Sue Ehrhardt announced a quorum.

SEWER LATERAL

- In the interest of the longevity of a successful sewer lateral program it has been determined there may be a need for restrictions on the amount that is paid out for each sewer lateral claim.
 - Presentation of multiple sewer lateral programs throughout the county.
 - Breakdown of what other municipalities pay out per claim.
 - Discussion on what should and should not be paid on a claim.
 - Saint Louis City's Sewer Lateral program only covers what is in the street and a couple of feet from the street. The home owner is responsible for the rest.
 - Discussion on the amount of claims possibly increasing with the sale of homes. This is a trend with real estate agents telling homeowners to file a claim prior to the sale of a home. The city of Glendale has seen an uptick in claims for this reason.
 - The goal of the Sewer Lateral Program is to make sure the entire sanitary sewer line is functioning properly. The program is supposed to allow for one unexpected break to be repaired, not multiple breaks. Multiple breaks indicate there has been a problem, such as backups in the basement for a long time.
 - Currently septic tanks are not covered but there are not many other restrictions written down, some are implied.
 - Grantwood Village uses Saint Louis County to administer the program. Having Saint Louis County administer the program has some benefits such as preferred rates from plumbers and the quickness of the repair for the Village. Some drawbacks are that the contract for work is not with the contractor and homeowner, it is with Saint Louis County and the Contractor. This eliminates the risk to the contractor on getting paid, since the full amount of the claim will be paid out of the sewer later fund, regardless if there is a cap on claim amount.
 - In order to be reimbursed for the difference in the cap and the total claim amount, Grantwood Village would either need to get the difference up front in the form of a cashier's check or work out some sort of payment arrangements.

- Since the plan is administered through Saint Louis County, there is a 9% fee that is taken from the full amount of each claim, so if there is a cap on the claim the difference would be paid by the homeowner as well as the 9% fee.
- Discussion on how the payment from the homeowner would work. An agreement would need to be signed by the homeowner acknowledging the amount they would need to pay. Once notification of the break is given by Saint Louis County, Trustee Bob Bess will go to the homeowner with the escrow agreement to sign. There is no building permit for the plumber since this is waived by the administration agreement with Saint Louis County.
- Discussion on what the cap per claim should be. Determined after reviewing the numbers that \$2,000, per claim will help keep the fund sustainable.
- Discussion on what to do if a resident cannot pay the difference. Pat Williams will look into getting set up to take credit cards.
- Discussion on what exclusions should be mentioned in the Sewer Lateral Program Policy. Determined to repair with regular concrete and nothing ornamental. All Trustees will review the policy and determine any changes.
- The Ordinance has an attachment describing the escrow agreement with the resident. The agreement will have Bob Bess's signature and not Sue Ehrhardt's, since he will be the one delivering and talking with the resident.
- Ordinance
- Bob Bess motioned, seconded by Mark Kienstra to read Bill No. 690 by caption.
- Sue Ehrhardt read Bill No. 690 by caption
 - An ordinance amending Ordinance No. 670.13 authorizing the Town of Grantwood Village, Missouri to collect and administer a sewer lateral fee in order to protect the viability of the sewer lateral fund by adding a new section 3, a new section 4, a new section 5, and a new section 6, to said Ordinance.
- No Discussion
- Bob Bess motioned, seconded by Mark Kienstra to read Bill No. 690 by caption a second time.
- Sue Ehrhardt read Bill No. 690 by caption a second time
- No Discussion
- Sue Ehrhardt conducted a roll call vote:
 - Bob Bess- Aye
 - Kevin Kelso- Aye
 - Mark Kienstra-Aye
 - Pat Williams-Aye
 - Sue Ehrhardt-Aye
- The Bill passes unanimously and Bill No. 690 becomes Ordinance No. 690.15.

CELL TOWER

- The current tenant of the cell tower would like to end the current agreement. They have paid for three months of the rent per the lease agreement to end, but the discussion on whether the tenant should also take down the tower as the lease agreement states is what must be decided.
- Options for the cell tower:
 - Find a new tenant for the tower
 - Find a new landlord for the tower who will be responsible for finding a new tenant
 - Suspend service with the current tenant until a new tenant is found.
- Discussion on options. Purchasing the tower from the current tenant is not a great option for the Village and having the current tenant take down the tower may not be the best way since the potential for income will be lost by the Village.

- Determined to possibly get an appraisal on the tower, and try to suspend service with the current tenant for one year. They will need to carry the liability insurance on the tower throughout this time.
- Rich Magee will write up a letter with the proposal to send to the current tenant. He will first send it to the trustees for approval. Once the letter is mailed to the tenant, the check that has been held will be deposited. The tenant sent a second letter stating the responsibility of the tenant to take down the tower if the agreement is terminated. Rich Magee has a copy of the letter to go with his letter to the tenant.

ADJOURNMENT

Bob Bess motioned, seconded by Mark Kienstra, to adjourn the Special meeting. On voice vote the motion unanimously passed. The meeting adjourned at 9:50 P.M. The next Regular Board of Trustee meeting will be held on Tuesday April 21, 2015 at 7:00 P.M.

Respectfully Submitted,

Chairman

Attest:

Village Clerk