



Rental Inspection Committee
Meeting Agenda – September 28, 2016
6:30 pm

Mayor's Conference Room
Municipal Building
200 S. Osage Avenue

Present:

Stephen Galliher
Jeff Leeman
Dave Wiedeman
Terri Hunter

Kim Welch
JoAnn Martin
Chuck Leftwich

Staff Present:

Gary Edwards
Anne Gardner
John Simmons
Jilene Streit

Esther Schultz
Tom Mayes
Jamie Bethel

- I. The Rental Inspection Committee meeting was called to order at 6:30 pm. The Mayor took roll call.
- II. The Mayor asked for the committee to introduce themselves.

Terri Hunter – broker/owner of Complete Real Estate Service. Has 20 rental units

Kim Welch – 2nd Grade teacher/Curriculum Coordinator for Pettis County R-XII.
Also landlord & real estate agent with Complete Real Estate Service.

Jeff Leeman – 1st Ward Councilman, landlord and a Network Engineer for Midwest Computech.

Steve Galliher – Mayor for City of Sedalia.

Dave Wiedeman – broker for Re-Max and also a, landlord

Chuck Leftwich – retired, born & raised in Sedalia

JoAnn Martin – Administrator for Pettis County Health Center. Has previously managed property for a rental organization on the east side of Troost in Kansas City.

III. Jeff Leeman made a motion to nominate the Mayor for the Chair since this is a city sponsored function. Dave Wiedeman seconded the motion. All approved.

Dave Wiedman made a motion to nominate Terri Hunter as Vice Chair. Kim Welch seconded the motion. All approved.

IV. Mr. Gary Edwards gave a presentation of the background, a proposed timeline, goals for this effort as far as rental inspections. The Sedalia Clean Up committee was responsible for the implementation of several new policies. The committee brought public attention to the need for approved housing stock, that was the reason for the weekend neighborhood cleanups. The Sedalia Clean-Up Committee paved the way for the Rental Inspection Committee. (Copy of his presentation is attached).

John Simmons presented his presentation over the challenges and solutions for housing in Sedalia. He presented statistics with housing information regarding household income, vacant properties, poverty statistics, unemployment rate, populations, etc... (Copy of his presentation is attached).

The Code Enforcement Department and Community Development Departments have dealt with significant commercial construction over the last 5 years. This spreads our department and inspectors thin because we also have new

construction inspections. Code Enforcement has had 685 Alerts (citizen complaints). Other issue we face is, habitual offenders, absentee owners, displaced homeowners, dissatisfied renters, municipal court timelines. The tools that the Code Enforcement uses is the Board of Appeals, Municipal Court & owner abatements. Social services are also brought in when needed.

Looking at the background of these issues, many of the residents don't have access to housing improvement funds by traditional methods, whether that is a landlord/tenant situation, homeowner situation, many of those residents just don't have the financial capital to solve the problem immediately. Another issue is the increased demands on code enforcement staff, increased new construction, increased citizen complaints and violations, we have increased demands on our social service agencies and citizen frustration with the current conditions.

Want to point out to the committee the Comprehensive Plan. The importance of our Comprehensive Plan is the overarching document that provides council and the city with the direction that the city is going based on intensive citizen input. The document was created in 2008 and updated in 2014. We go to all sectors of the city, all citizens, public forums, trying to get information from the community on which direction this city needs to be headed. (A handout was given regarding the Comprehensive Plan and Neighborhoods.)

We would like to educate our citizens for a healthier community. Relocate our displaced homeowners to safe and appropriate housing. Should the rental inspection program go through it would help ensure our residents of healthier and safer homes in the City of Sedalia.

- V.** Sample ordinances will be looked at and discussed at the next meeting.
- VI.** Other – Committee decided to meet when needed. Decided on 1st Wednesdays of the month. Would like to limit time to hour to hour and half.
- VII.** Next meeting – Wednesday, October 5, 2016 at 6:30 pm.

Councilman Leeman wanted to address the group. This committee represents all the citizens. If you have issues during this process, please refrain from social media to bash or report false information. If you have something to discuss, get ahold of someone on this committee.

Mr. Edwards wanted to know, from the committee, if there is interest in touring a city or two that has this ordinance? Leeman indicated he would like to see Independence due to them having just adopted their ordinance. Welch indicated that we need to look at something of our demographics and something that has been in effect to see if it's working or not. Mayor stated looking at both would be great and we could tweak from there. Mr. Edwards will start getting a tour together.

Question from Quentin Butts – he wants to know if these inspections are for the government benefit to raise more taxes or are they actually going to benefit someone? Seems like the A ratings is all about the city and has absolutely nothing to do with the tenants because if they have a problem they just make a phone call & the landlord gets a phone call & if he don't do what he's told to do then he gets subpoenaed to go to court. So what are these inspections really for if nothing but to benefit the city? The Mayor indicated they will benefit the citizens of the city. We are trying to provide safe & healthy housing for people living within the city? Quentin said he understands that taxes take care of the roads, snow, fire department, police department and he does not think that we don't already offer a safe and healthy place to live in Sedalia. Quentin wanted to know what the benefit of this to help the landlord. The Mayor stressed that we are going to work on a project on what we can do to help both the landlord and the tenants.

Bob Cross asked if the rental inspection should pass, would it include on houses being sold? The Mayor indicated it would only cover rental properties at this time.

VIII. Jeff Leeman made the motion to adjourn the meeting. Dave Weidman seconded. All approved. Meeting adjourned at 7:15 pm.