



Rental Inspection Committee
Meeting Agenda – October 5, 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

- I. The Rental Inspection Committee meeting was called to order at 6:30 pm.
- II. The Mayor took roll call, all members present.
- III. JoAnn Martin made the motion to accept the minutes from the September 28, 2016 meeting. Dave Wiedeman seconded the motion. All approved.
- IV. General discussion regarding the rental inspection ordinance included talk of having incentives rather than punishment. If there is to be an ordinance,

there will have to be parts taken out of various ordinances and tweaked for Sedalia.

Chuck Leftwich has done extensive research and spoke with various city officials in reference to rental inspection programs. Mr. Leeman would like copies of the information passed out to the committee. Mr. Wiedeman would like to know why the existing ordinances have failed? Do they just need to be tweaked? The committee is concerned with the cost of the inspection that will cost the landlord to lose rent and spending lots of money to get properties up to code. Do we overlook safety for the sake of not having an inspection fee? Anne Gardner spoke regarding the legislative statues for violations. There are only 2 options, fine the person or jail. We are currently enforcing the property maintenance issues on the outside, we don't have the ability(ordinance) that will allow us to inspect the inside. What is being done if the fine isn't paid? We have to offer pay agreements that start at \$25.00 per month.

Andy Burt, Chief Building Official added that if the Code Enforcement Department receives a complaint, if the occupant invites us in, we do have the ability to inspect the interior of a home. If there is a violation, a letter will be sent to the property owner.

Kim Welch indicated the Landlord Association presented a program to the City two years ago & it went nowhere, it included education and incentives and included inspections done by landlords on their own properties. She observes her renters to be sure there are no violations, however, not all landlords do so. Terri Hunter is concerned that the rentals are being targeted and not homeowners that are not keeping their properties up. We should go back to the ordinances that are already on the books and not come up with something new, maybe change the ordinances we currently have to be more effective.

Dave would like for the judge, Anne and the code enforcement department to present what their issues are to the committee. Mayor said he would try to get that coordinated for the next meeting.

JoAnn had spoken with a landlord from Columbia. The rental inspectors would provide suggestions on how to remediate the issues. The landlord indicated that the rental inspection process was not particularly traumatic. The 2nd conversation was with a pediatrician & asked about all the bats in Sedalia. She is seeing patients with bat issues and she is concerned with the children's health. JoAnn indicated that they get complaints and have to refer them to the City regarding the bats.

Kim indicated there were about 45 landlords in their association and numerous other landlords in the city that are not in their association.

Chuck Leftwich said he gets complaints from people about not getting a response from the City. Mr. Edwards indicated that once the complaint comes in, it is dealt with in the proper manner, through the proper channels and sometimes that is a lengthy process.

Terri Hunter indicated that the ordinances we have should apply to all the residences, not just the rental properties.

Kim Welch thinks the city needs to build more low income housing to accommodate the sub-standard housing needs.

- V. Discussion of city to visit – Independence is scheduled in October to visit. No date set yet. Would be visiting with city officials. If there are agenda items, to let Mr. Edward's know.
- VII. Next meeting will be Wednesday, November 2, 2016 at 6:30 pm.
- VIII. Jeff Leeman made the motion to adjourn the meeting. Dave Wiedeman seconded. All approved. Meeting adjourned at 7:30 pm.

Amended minutes:

Terri Hunter wanted to know who the committee would be meeting with at the Independence meeting. If it would city officials or if there would be other non

city related people there. JoAnn wanted to know if we could visit with other associates at some point.

Mr. Edwards indicated there would be a 2nd visit with another city of similar size to Sedalia and that there were options of speaking with other folks.