



Rental Inspection Committee
Meeting Agenda – November 2, 2016
6:30 pm
Mayor's Conference Room
Municipal Building
200 S Osage

Present:

Stephen Galliher
Jeff Leeman
Dave Wiedeman
JoAnn Martin
Chuck Leftwich
Kim Welch
Terri Hunter

Absent:

Staff Present:

Gary Edwards
Anne Gardner
John Simmons
Jilene Streit
Jamie Bethel
Esther Schultz

- I. The Rental Inspection Committee meeting was called to order at 6:30 pm.
- II. The Mayor took roll call, all members present.
- III. Kim Welch wants the October 5, 2016 minutes amended due to incomplete minutes, nothing about who was to attend from the

Independence group and the discussion of the 2nd city of a similar size and also landlords, tenants & general public to meet with also instead of just the city officials view. Dave Weideman made the motion to accept the October, 20, 2016 minutes. Jeff Leeman seconded the motion. All approved. *Correction....it was Terri Hunter that wanted the October minutes changed.*

- IV. Discussion of the Independence conference call & Separation of Code Enforcement Department & Rental Inspection Program: Terri Hunter said she was not able to attend the conference call on October 20th and wanted to explain that they use Best Western on Monday & Thursday from noon to 2:00 with their Hospice nurse. She had heard through the community that she was against it & didn't want to listen to anything. Mayor said he understood and knew there was a good reason. Kim Welch also indicated she was not able to attend due to leaving her students unattended. JoAnn Martin's concerns with the call with Independence is about the clarity on what they will do if they found a tenant issue within a building, such as, blocked fire escapes, piled up trash, dangerous conditions within a rental property. Very important consideration that I don't think were thought through. Needs to be addressed as how to remediate those types of situations. Jeff agrees that it didn't sound like they had a good solid answer except that other departments handle some of that. Dave didn't feel they had a good grasp of what was going to happen & he sees why they moved it July, sounds like there are a bunch of loose ends. Jeff would like to follow-up later on with them to see how the independent inspector situation works out. If a landlord has the right to be an inspector also. A general comment to that meeting was the insight of things brought to our attention. The Mayor indicated he would like to leave the idea of the landlord doing their own inspections open. Kim thinks there is a viable solution. Terri pointed out that maybe they can do the inspections, just not on their own personal properties. Joann thinks trust but verify. Spot check by another inspector or a city inspector. Kim appreciates her questions getting asked and answered that she had sent. When Independence was talking about the concerns of the local landlords & renters. He addressed the same concerns that we have but

nothing is written about what they did about those concerns. How were they addressed? Jeff indicated, that they had concerns but pressed on. He was the only person on the call receiving all our questions.

- V. Cape Girardeau Conference Call: Have agreed to meet with us. There are a couple of options – If the coordinator for the rental inspection department does an evening meeting it would be him alone. If it's an afternoon meeting, others could be there. Would the group be able to make a 4:00 pm meeting? Mr. Edwards will follow up with Cape Girardeau to see if landlords would be available for their call as well. Terri is not available Monday & Thursdays from 12 – 2. Kim could be here by 3:45. Mr. Edwards will work on scheduling the call.

- VI. Ordinance as a starting point: Mayor indicated at the October 20 meeting, it was discussed that the staff come up with a starting ordinance to work with. Mention of putting a fund to help people without the finances to help fix their properties. However, if we did that it would be the landlords to take those funds. We will need to have more discussion. Kim seemed to think it was referring to elderly people owning their own homes. Terri indicated if a landlord couldn't pay to fix their own property then they shouldn't be a landlord. Everyone is in agreement that if we had a fine and the city put in some money, that it would go to help the elderly and disabled. Dave said he's not necessary in favor of it. Mr. Edwards indicated that would be in the draft of the ordinance.

JoAnn said that she has information regarding communities that are looking at identifying funds through a public health mechanism to help people who are financially unable to repair their homes. Looking at it from preventing 2 types of illness; asthma & falls. Thought it was interesting.

- VII. Reschedule Judge Mitchell: She has a conflict on Wednesdays. Dave Weidman doesn't want to get set on a time schedule. If we could do earlier on Wednesday, that would be better. JoAnn wanted to know of November 30th was a conflict? Anne Gardner said she wouldn't be

available. Mr. Edwards said we could get back with the committee on a date and time.

- VIII. Rental Housing Stats – John Simmons provided rental stats for Sedalia, Independence, Cape Girardeau & the state of Missouri from the US Census Bureau comparing 2010 & 2014. (See attached) For your information of what is happening to the housing marketing in Sedalia. Kim indicated there has been a lot of research nationally on this as well & the trend is increasing rentals & a lot of it has to do with baby boomers moving from older housing units to rental units. JoAnn would like to know if there is an average age of the rental properties? John indicated the average house pre-dates 1960's. He said he would see if he could find any information on rental housing age. JoAnn said it would be interesting to know if there are more rental homes that are the older properties or if tending towards the new. Terri said percentage wise there is more older homes but there is an equal amount of newer, just the community as a whole there is more older so it's going to trend that way. Dave's guess would be that rental units are actually getting newer because of the number of apartment units added in the city limits vs the number of single-family houses. John said and we have seen an increase in demolitions in the older houses.

- IX. Names of renters: Mayor would like each committee member come up with a name of a renter that you would like that would like to come talk to the committee. Please provide that information by Monday, November 7th.

- X. Other

- XI. Next meeting will be a draft ordinance and also pick a date with the judge for a meeting. Will know in the next several days the date & time of the Cape Girardeau call. Kim wanted to know if the draft ordinance would include something about the landlord inspections? Or do more research on? Mr. Edwards said yes.

XII. Jeff Leeman made the motion to adjourn the meeting, Chuck Leftwich seconded the motion. All approved.