

# VOLUNTARY RENTAL INSPECTION CITIZEN COMMITTEE

Wednesday, January 16, 2019, 3:00pm  
City Hall, 1100 Frederick Avenue

	Name	Members' Term Attendance (mtgs attended - mtgs absent)
<b>Members Present:</b>	Jason Eslinger	06-01
	Pat Benedict	06-00
	Mike Comella	05-02
	Pat Dillon	06-00
	Dawn Drake	03-01
	Ron Findley	06-00
	Chris Green	05-01
	Michael Grimm	06-00
	Roni Mauer	06-00
	Darren Burnett	05-01
	Don F. Daffron	05-01
	Gary Westcott	05-01
<b>Members Absent:</b>	Becci Goodwin	05-02

**Staff Present:** Bruce Woody, City Manager  
Clint Thompson, Director of Planning & Community Development  
Bryan Carter, City Attorney  
Juston Carr, Property Maintenance Manager  
Carol Flury, Recording Secretary

2019 FEB 14 PM 3:28

CITY CLERK

## Call to Order

Chairman Jason Eslinger called the meeting to order at 3:00pm.

## Roll Call

Eslinger – present, Benedict – present, Grimm – present, Dillon – present, Drake – present, Findley – present, Green – present, Mauer – present, Westcott – present, Comella – present, Goodwin – absent, Burnett – present, Daffron – present. Nine (12) members present, one (1) absent. Quorum present.

## Approval of Minutes

Eslinger asked for a motion to approve the minutes as written from the December 19, 2018. Benedict made a motion to approve the minutes; second by Comella.

**VOTE:** Voice vote: 12 Ayes, 0 Nays. Motion carried.

## New Business

Green stated that the ordinance had a deadline of December for this committee to create their report on the voluntary rental inspection program; we need to stop having meetings and turn in

what the committee has approved. Thompson said that the ordinance does not have a deadline and that the December date was listed in the explanation and was just a point of reference. The Mayor extended the time until May and there was no need to obtain a Council vote.

Green made a motion that because we missed our deadline, we return this to Council; second by Burnett.

**VOTE:** Eslinger – nay, Benedict – nay, Green – aye, Grimm – nay, Dillon – nay, Findley – aye, Mauer – aye, Burnett – aye, Daffron – nay, Drake – nay, Comella – nay, Westcott – nay. Ayes – 4; Nays - 8. Motion carries

Green stated that they are not heard or listened to and feels the committee has lost their objectivity; it needs to go back to the Council.

Findley asked if we were at a point of making a recommendation to Council. Eslinger said we are close.

Eslinger brought up the next topic of discussion which was frequency of rental inspections. The committee discussed different options. Due to staffing, Dillon thought one year would be too soon. Inspecting residences while they were vacant versus when they were occupied, long term renters, or every time a new renter moved in were discussed. Eslinger stated that we were talking about from the first time we inspect, not when they have new tenants.

Westcott made a motion that we inspect every five years; second by Findley.

**VOTE:** Eslinger – aye, Benedict – aye, Green – nay, Grimm – aye, Dillon – aye, Findley – aye, Mauer – aye, Burnett – aye, Daffron – aye, Drake – aye, Comella – aye, Westcott - aye. Ayes – 11; Nays - 1. Motion carries

Eslinger brought up Section 8 housing. He said that they are inspected every year. The committee discussed inspections and if they were eligible for a gold seal.

Mauer made a motion that we would not inspect Section 8 housing, but they would be eligible for a gold seal; second by Dillon.

**VOTE:** Eslinger – aye, Benedict – aye, Green – nay, Grimm – aye, Dillon – aye, Findley – aye, Mauer – aye, Burnett – aye, Daffron – aye, Drake – aye, Comella – aye, Westcott - aye. Ayes – 11; Nays - 1. Motion carries

Eslinger called for public comment.

Findley stated that some of the committee members wanted this program to save children, make residences safe and a healthy place to live, but that is a false perception and really what was happening is that they want a mandatory rental inspection program.

Comments from the public were that the city already has an interior inspection program in place for tenants; most cities do not use IPMC codes; tenants have rights; how would this affect those that don't participate in the program; there is a one to three day turnaround when a tenant moves out so inspections need to be made in a timely manner; this program is discriminatory; rental rates will rise and we are overprotecting the tenants; no one will volunteer for this; change meetings to the evenings so it would be easier for people to come and more council members would come.

David Hanson, 2720 Excello Drive, asked Juston if he would come out and inspect a rental house if s landlord called for an inspection. Juston said no, not unless the tenant came in and filled out paperwork requesting an interior inspection and only if there was a problem. There would be a seventy-two hour turnaround from the time they requested the inspection until we actually inspected.

Findley asked that we make it after 6:00pm or later.

Green made a motion to suspend all further meetings until the committee meets with Council for a work session.

**VOTE:** Eslinger – aye, Benedict – aye, Green – aye, Grimm – aye, Dillon – aye, Findley – aye, Mauer – aye, Burnett – aye, Daffron – aye, Drake – aye, Comella – aye, Westcott - aye. Ayes – 12; Nays - 0. Motion carries

Green said we will have to have the work session in the Council Chambers as it will be packed with landlords.

Green made a motion to adjourn; second by Burnett. Meeting adjourned at 4:30pm.

Minutes respectfully submitted by Carol Flury, Recording Secretary.