

CITY OF FARMINGTON

City Council Minutes of Meeting May 09, 2024 6:00 p.m.

The City Council of the City of Farmington met on May 9, 2024, at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The meeting was called to order by Mayor Forsythe.

Wayne Linnenbringer gave the invocation.

The roll was called with the following Councilors present: Chad Follis, Wayne Linnenbringer, Chris Morrison, and Vanessa Pegram.

Councilor Kennedy, Councilor Parks, Councilor Peterson, and Councilor Combs were absent.

City Counselor, Scott Reid, was present.


Officials present were Tim Porter, Larry Lacey, Floyd Massey, Kyle Carter, Doug Stotler, Casey Moore, Greg Beavers, and Larry Lacy.

Mayor Forsythe announced quorum was not met. No motions will be made or votes will be taken.

Candy Hente, 505 Log Cabin Road, provided Council with an update on Country Days. She recently met with Department Heads from the City of Farmington to go over the plans. The theme for this year will be "Sunshine and Smiles".


Larry Lacy, Public Works Director, informed the Council of a call that was received by City workers regarding smoke coming from a hole in the ground by Miller Electric. Upon investigation, the smoke was coming from high voltage wires that were feeding into to ground. He cautioned that any call received by the City regarding smoke from the ground should be handled very carefully.

Meeting adjourned.


Casey Moore, City Clerk

May 28, 2024

Date Approved by Council


Larry D. Forsythe, Mayor

05/28/2024
Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing May 9, 2024 6:00 p.m.

The City Council of the City of Farmington met on May 9, 2024 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The hearing was called to order by Mayor Forsythe.

The roll was called with the following Councilors present: Chad Follis, Wayne Linnenbringer, Chris Morrison, and Vanessa Pegram.

Councilor Kennedy, Councilor Parks, Councilor Peterson, and Councilor Combs were absent.

City Counselor, Scott Reid, was present.

Officials present were Tim Porter, Larry Lacey, Floyd Massey, Kyle Carter, Doug Stotler, Casey Moore, Greg Beavers, and Larry Lacy.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding:

An Ordinance of the City of Farmington, Missouri Approving an Amendment to the Municipal Code of the City of Farmington, Title V: Building Code by Adding a New Chapter 520: Residential Rental Property Registration and Inspections.

Tim Porter, Development Services Director, explained the proposed ordinance amendment, outlining the property inspection schedule and guidelines. He addressed the additional staffing that would be needed, stating that one additional building inspector would be hired to assist with the inspection process.

Councilor Follis asked if rental fees will increase if the City finds repairs to the property are needed.

Scott Reid, City Counselor, clarified that the City cannot control rental fees or keep fees from being increased for the tenant.

Councilor Morrison asked if a longer inspection schedule for long term tenants would be possible, such as a three-year schedule, instead of the one time a year proposed inspection schedule.

Discussion followed, including potentially capping the rental inspection fee for rentals that turn over multiple tenants in a year.

Council discussed inspection guidelines for newer homes versus older homes, and how the inspection process will impact older homes that are exempt from certain Building Code regulations.

Mark Dotson, 939 Weber Road, offered his support as a landlord for the proposed ordinance amendment.

Patsy Weddle, Professional Property Management, 1032 E Karsch Boulevard, agrees with the ordinance change, but believes that the inspection schedule of one time a year for long term rentals is a little excessive. She also shared concerns with the Council regarding how quickly an inspection can be done if a tenant is waiting to move in.

David Gillispie, 218 Hillsboro Road, asked about inspection requirements if a tenant leaves after an inspection was just completed a few months prior. He also asked if it was possible for inspections to be completed before a new tenant signed a lease to move in.

Greg Beavers, City Administrator, stated that an inspection can be completed before a new lease is signed.

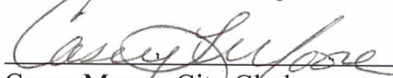
Patsy Weddle addressed the Council again with questions regarding non-compliance and penalties. She questioned what the City plans to do with non-compliant landlords.

Greg Beavers, City Administrator, stated that they would be in violation of the City Ordinance and could receive a fine up to five-hundred dollars (\$500) and jail time.


Patsy Weddle shared her experience with other jurisdictions that have implemented a Rental Inspection program, stating if an inspection was just completed and a tenant leaves, a new inspection will be completed but a fee will not be charged.

Matthew Pultz, 17 Will-O-Way, addressed the Council with concerns regarding the frequency of inspections. He shared his disagreement with the one time a year inspection for long term tenants, stating that if a tenant is not complaining and staying long term with a landlord, they are most likely happy and a yearly inspection is not needed. He explained that he frequently experiences scheduling issues with his tenants, usually having to meet after hours and in the evenings. He feels that scheduling inspections Monday through Friday during normal business hours will be an inconvenience to his tenants. He asked about only requiring inspections when tenants leave. He also shared concerns regarding short-term tenants and frequent inspections.

Hearing closed at 6:50 p.m.


Casey Moore, City Clerk

May 28, 2024
Date Approved by Council


Larry Forsythe, Mayor

5/28/2024
Date

