

City of Dearborn
Board of Alderman Special Meeting
January 9, 2021

The Board of Alderman of Dearborn, Missouri met in special session on January 9, 2021 at 10:00 am in Robert S “Bob” Bryan Community Center, Dearborn, Missouri. Masks and social distancing were enforced.

The following officers and city personnel being present: Mayor Jamie Morey, Aldermen Cory Hott, Don Kerns, Breanna Cheadle, Pat Downing, City Clerk Cindy Atkison and Deputy City Clerk Denise Rouse.

Audience Present: Trace Stone, Elaine Greer, Butch Greer, Rose Downing, Donald Sams, Karlton Nash, Max Boehler, Mike Sams, Richard Troutman, Julia Binkley, Cary Singleton and Marta Singleton.

Mayor Morey called the meeting together at 10:00 am and explained this meeting was called to have public input from landlords or renters on the proposed Healthy Homes Inspection Program (HHIP) which will provide guidelines for the City and Health Department to go by to be sure rental homes are safe and livable. He noted that nothing would be decided at this meeting and if program was to be adopted by City it would not be any time soon. This is step one of many steps yet to be taken.

As not everyone had a copy of the HHIP, it was read out loud.

Chapter 1: Remove E 2 C. Whose responsibility is it to maintain batteries in smoke detectors? What happens when renters remove the batteries?

Chapter 2: Questions – If lease and HHIP are in conflict what takes precedence? Include a timeline of when HHIP goes into effect vs date of lease. On suite bed/baths and doors. Chapter 2 B 3 questionable. Does City code say no outside privy? Does Platte County have guideline the City could look at as we are working on a HHIP?

Chapter 3: Questions - Hot water temperature shouldn't be issue if water heater is in good working condition.

Alderman Hott said two hours were allotted for this meeting and we have not covered a third of the HHIP. It is valuable to have discussion with landlords and renters to hear their questions and thoughts.

General Questions and Comments: Would Dangerous Buildings Section 505 work instead of an HHIP? Landlords also need protection from tenants. What happens if the fees paid into the program don't cover the program expenses, then fees would go up again and again, it seems like a money grab. Consideration be given on hours of re-inspections and whether renters need to be present. Fees and re-inspection fees eventually get passed onto tenants by raising rent. Why would anonymous complaints be allowed? It could be a displeased neighbor of the landowner who decides to cause trouble. How will disgruntled renters be handled? Why is it responsibility of landlord for broken windows that tenants broke? Look at contracts between renters and landlords to get ideas for the program.

At February's meeting we can discuss a committee of landlords looking into something similar to HHIP or forming a committee for Planning and Zoning.

It was again stated that the City has not decided on adopting HHIP, this is just the first of many steps. Board understands that the HHIP was originally written for a large city and much will have to be adjusted for Dearborn.

Motion to adjourn was made by Alderman Hott, second by Cheadle. Vote was 4 ayes, 0 nays. Motion carried.

Cindy Atkison, City Clerk

Jamie Morey, Mayor