



# INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

## City Council Study Session Minutes

December 9, 2024 6:00 PM

Council Chambers - 111 E. Maple Ave.

### PRESENTATIONS

#### 1. Canterbury Trails HOA Sewer Discussion

Garland Land spoke about this topic.

He lives in Canterbury Trails.

Why we are here

- Background
- Discuss Canterbury Trails Homes Association (CTHA) sewer system
- Discuss funding to improve the sewer system
- Why proposed funding is fair

Subdivision

- Started development in early 1980's
- 91 homes
- The streets are private and maintained by CTHA
- Sewer system is also private and maintained by CTHA
- Homeowners have a septic tank
- Septic tanks are connected to the main line
- Main line is connected to Little Blue Valley Sewer District
- There have been 7 repairs on the main line in the last 14 years.
- Last three repairs occurred within the last 2 years.

- These repairs were paid for by the CTHA.

#### Two Alternatives to Address Sewer System Issues

Have the City take over the Canterbury Trails Sewer System

Develop standards, upgrade and maintain the current system

If homeowners had to pay for this, it would cost each homeowner \$40,000.

#### How to improve the current system

- Develop septic tank standards
- Clean out septic tanks on a three-year cycle
- During clean outs, assess compliance with Covenants and Restriction standards
- Contract with a firm to receive recommendations on the lines
- Install new cleanouts

#### How to finance improvement of the current system

- Raise dues so CTHA can contract with a firm to pump out septic tanks routinely and assess the tanks
- Ask the City to waive some sewer fees

#### Current Independence Sewer Charges

- Fee based on water usage
- Monthly base charge
- Regulatory compliance charge
- State sewer connection fee

#### Monthly Base Charge

- History of changes in base charge
- Base charge for CTHA is treated differently than other City residents

#### Regulatory Compliance Fee

- History of Regulatory Compliance Fee
- CTHA is not subject to the Consent Decree but is being charged for it

#### Water Pollution Department Expenses

- Department expenses for Independence non-CTHA residents
- Department expense for CTHA resident

#### Financial Proposal

- Waive monthly base charge (\$18,000)
- Waive regulatory compliance charge (\$12/mo per resident)
- just over \$30,000 total

#### Water Pollution Dept Finances

Reserve target

Amount of Reserves

Reserves currently over \$38M which is 3x over their reserve target.

#### Accountability

Increase CTHA dues to pay for sewer system improvements (equal to the amount they are asking the City to waive)

#### Fairness

- CTHA is being charged for services not provided by the City
- City Charter Fairness Doctrine (Fair and equal treatment of every citizen)

Assistant City Manager Lisa Reynolds discussed the Staff's perspective on this issue.

Primary issue for staff is fairness.

Ms. Reynolds clarified the fees discussed by Mr. Garland.

This neighborhood already has a reduced rate and has since 1989.

2. Traffic Study Presentation for the Noland Road Multimodal Corridor Project (No. 112402)

Presentation given by Alex Lopez and Adi Smadi, City Engineers.  
Jeremy Stretz, Technical Leader with Olsson  
Bryan Blizzard, Technical Leader with Olsson

The purpose of this is to:

- Improve Safety
- Provide equitable access and improve quality of life
- Promote environmental sustainability
- Improve existing facilities
- Provide economic benefits

### 3. Rental Ready and Landlord Tenant Updates

Purpose of this program:

- Protect health, safety and welfare
- Maintain attractive neighborhoods
- Ensure interior standards are met

Landlords are required to have a valid business license and list all units on the license.

Requires rental units to be inspected and pass a basic health/safety inspection every two years.

Current Inspection Requirements

- No exposed electrical wire
- All smoke detectors are in proper working order
- All handrails are secure and functional
- Property address street number shall be visible
- All units shall have a working sanitary sewer system
- At least one carbon monoxide detector be installed in all residential rental units
- A safe, continuous, and unobstructed means of egress shall be provided from the interior of a structure to a public way
- Ground fault circuit-interceptors are required to be placed within 6 feet of any water source; including but not limited to bathrooms, garages, crawl space, unfinished basements and kitchens
- All furnaces, water heaters, and corresponding accessories shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function

Inspection Process

The landlord hires a qualified housing inspector from the City's approved list

The inspector inspects each unit for 9 basic health and safety items

If a unit fails an inspection, the landlord is required to resolve any deficiencies and have the unit reinspected

All units get inspected except for multi-family; only 10% get inspected

Inspector uploads through the City portal the passing inspection

Changes need to be made due to changes in building codes

Proposed changes

Expanded and clarified current inspection requirements for:

- handrails
- property address
- smoke and carbon monoxide detectors
- safe and unobstructed means of egress
- ground fault circuit interrupters

All property shall have a properly maintained electrical system

- Electrical panels shall have a cover
- All plumbing fixtures shall be maintained in a sanitary and good working condition and be connected to the public sewer system or an approved private system
- All kitchen sinks, lavatories, bathtubs and showers shall have hot and cold running water
- Hot water heaters shall be in good working order and a minimum temperature of 110 degrees F
- Proper exhaust systems must be attached, sealed to prevent leaks and fully operational
- Each unit shall have heat in good working order and can maintain a temperature of 68 degrees F in all habitable rooms, bathrooms and toilet rooms.
- Proper exhaust systems must be attached, sealed to prevent leaks and full operational
- AC should be in good working order and maintain a maximum temperature of 80 degrees F (If the system is provided by the landlord)
- If provided by the landlord, all mechanical appliances, operative fireplaces, solid-fuel-burning appliances and cooking appliances shall be properly installed and maintained in a safe working condition and capable of performing the intended function
- Roofs, windows and exterior doors must prevent dampness or deterioration in the walls or interior portions of the housing unit
- No evidence of mold shall be present on the interior of the unit
- The roof and flashing shall be sound, tight and free of defects that admit rain
- All holes and/or missing drywall/subfloor in interior walls, ceilings and floors shall be sealed as necessary
- Windows located less than 36 in above the finished floor and more than 72 in above the finished grade or other surface below on the exterior of the building shall have window

fall protection installed per the City's current building code

#### Miscellaneous changes

- Amends the requirement to allow for an inspection to occur upon the change of tenant or 2 years, whichever occurs later
- Requires 50% of multi-family units to get inspected
- Specifies that same unit cannot be inspected back-to-back
- Require the inspector to maintain inspection records for 2 years and must produce the report if requested by the City
- Requires a landlord to have a business license prior to customers obtaining utility service

\*\* Effective January 1, 2026

#### Landlord Tenant Complaint Updates

Introduces deficient landlord concept

This is a landlord who has 3 or more valid landlord tenant complaints in a 12-mo period

Deficient landlord must have all dwelling units inspected by City on periodic basis, once a month for 6 mos

If violations are found, the landlord is given reasonable time to cure the violations. Failure to cure the violations result in an additional month.

Outlines notification process for landlord and tenant

To be removed as a deficient landlord, all dwelling units must be violation free or violation resolved for 6 consecutive mos

#### Complaint process

Non-critical health or life-safety issues

- Notify owner, provide 7 days to address the issue
- If the complaint is not remedied with the timeframe identified, the City will schedule an inspection of the unit
- If owner fails to correct cited issues, the city may do one or more of the following:

Allow additional time to correct the cited issues

Initiate license suspension or revocation proceedings in accordance with Chapter 5

Write a ticket for municipal court

Critical health or life-style issues

- Notify the owner in writing of the complaint
- Allow the landlord to immediately correct cited violations.
- If landlord fails to correct cited issues, the City may do one or more of the following:

Require the property to be vacated in accordance, if determined necessary  
Re-inspect the rental property, to determine if the violation still exists  
Initiate license suspension or revocation proceedings in accordance with Chapter 5  
Write a ticket for municipal court

These updates prohibit retaliation by landlord, eviction, cause any service, facility, equipment or utility required to be removed, shut off or discontinued

Added a penalty for making false complaints

## INFORMATION ONLY

### 1. Boards and Commissions Report

This was read

2. **Please Note:** *In accordance with RSMo. 610.021, the City Council may convene in an Executive Session during or after the meeting, in the Council Chambers and move to Conference Room D for the closed meeting, on matters of litigation, legal action, and/or attorney client communications, as permitted by Sec. 610.021(1), on matters of personnel, as permitted by Sec. 610.021(3) and personnel records, as permitted by 610.021(13), on matters of contracts, as permitted by 610.021(12), on matters of real estate, as permitted by 610.021(2) and/or matters of labor negotiations, as permitted by 610.021(9).*