

Councilmember Evans moved to approve the contract as distributed at the dais. The motion was seconded by Councilmember Brewster and passed on majority vote with Mayor Presler and Councilmembers Babbott, Brewster, Evans, Overton, and White voting in favor, and Vice-Mayor Barotz opposed.

15. DISCUSSION ITEMS

A. Consideration/Discussion: Property maintenance ordinance.

RECOMMENDED ACTION: Discuss and provide direction, if any.

Roger Eastman participated in the discussion.

A property maintenance ordinance is an ordinance that sets minimum maintenance standards for the exterior and/or interior of buildings and for property and its benefits include public health and safety, maintaining property values, and many other positives. In 2008, the Council directed staff to begin working on a property maintenance ordinance for all zoning districts with emphasis on staying out of building interiors, complaint based response, and being lenient in an effort to achieve compliance. Because the City has a good basis in its existing code requirements, existing sections of code can be extracted and compiled into one section that would account for about 80% of the work that can then be built on. Exterior building standards are missing from current regulations and existing standards would be updated to include fence repair, and overgrown weeds. A nuisance provision would have to be employed to deal with animal keeping.

A property maintenance ordinance isn't a panacea for cleaning up the community. City staff will build an outreach list and work with the League of Neighborhoods to get community input. Staff is looking at a funding source for low-interest rate loans for the underprivileged to help them get the work done. The ordinance will have to be objective and promote health, safety, and public welfare. There are some areas that will require followup such as abandonment building codes and whether or not a roof must be fixed when the building is abandoned.

Enforcement will be approached from a limited resource standpoint and it will be complaint driven. In fact, the first contact from staff will take the form of education rather than citation.

As Council considered the item, it became clear that there were additional items to pay attention to in the ordinance:

- Creating a middle-of-the-road document that would not panic the community.
- Retaining the ability to grow a home garden.
- Looking at CDBG funds as a way to assist residents on their properties.
- Enacting provisions that create a clean and safe community and include remediation of boarded up structures.
- Outreach to the County regarding potential for resources that could be helpful.
- Obtaining consensus on challenging issues.
- Looking at a fine structure where the revenues could be used to help clean up properties.
- Setting out policy in the "whereas" clauses of the ordinance.
- Conducting a class on the property maintenance ordinance, but not a full-blown university as was done with the Zoning Code.