

April 21, 2014

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
Subject: Public Hearing
Rental Housing Inspection Ordinance



ACTION: For vote Monday, April 28, 2014

Brief History

The City's Rental Housing Inspection Ordinance No. 2079 was adopted in 2007 and was amended by Ordinance No. 2102 in 2008. It remains unchanged since that time.

Analysis of Issue

Ordinance Nos. 2079 and 2102 describe the requirements and responsibilities of the Rental Housing Inspection Program. The majority of the ordinance has had remarkable results and has worked well for both the City and the public. However, there are several considerations to address that would minimally revise the Ordinance. The following items should be taken into consideration:

- Only administrative changes would be made in the proposed Ordinance. No changes in requirements or procedures are included in the proposed Ordinance.
- Ordinance No. 2079 specifically refers to the 2006 International Property Maintenance Code as the basis for inspection. The Codes adopted by the City of Fort Dodge are currently being reviewed and updated which, if approved, will effectively leave the Rental Housing Inspection program to rely on a Code which may no longer be adopted by the City. Rather than noting a specific code, the proposed Ordinance refers to the currently adopted code negating the necessity of amending the Ordinance in the future as each code update occurs.
- Ordinance No. 2079 also specifically sets forth a fee schedule within the Ordinance. The proposed Ordinance will set fees by Council Resolution.
- The amendments of Ordinance No. 2102 have been incorporated into the proposed Ordinance.
- The proposed Ordinance addresses some inconsistencies in terminology, thereby reducing any confusion caused by the current Ordinance.

Budget Impact

None

Strategic Plan Impact

Policy C.2.5: Proper code enforcement shall be employed to deal with the attractiveness and public health and safety issues of abandoned and/or neglected commercial and residential properties.

Existing Plan Impact

Adoption of the proposed Rental Housing Inspection Ordinance is consistent with existing plans.

Subcommittee or Commission Review / Recommendation

None

Staff Conclusions / Recommendations

Set a Public Hearing for May 12, 2014.

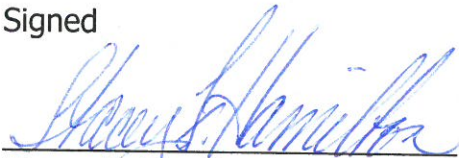
Alternatives

The only alternative would be to not approve the setting of a hearing to consider revision of the Ordinance, which would leave the City with the current Rental Housing Inspection Ordinance in place.

Implementation and Accountability

If this resolution is approved a public hearing will be scheduled for May 12, 2014, followed by the first reading of the ordinance.

Signed



Stacey F. Hamilton
Neighborhood Wellness
Coordinator

Approved

David Fierke
City Manager

NOTICE OF PUBLIC HEARING

The City of Fort Dodge will hold a Public Hearing for consideration of a revised Rental Housing Inspection Ordinance at 6:00 p.m., on the 12th day of May, 2014, in the City Council Chambers, Municipal Building, Fort Dodge, Iowa.

CITY OF FORT DODGE
BY: JEFF NEMMERS
CITY CLERK

Published in *The Messenger* this _____ day of _____, 2014.

RESOLUTION NO. _____

A RESOLUTION PROPOSING THE ADOPTION OF A RENTAL HOUSING INSPECTION ORDINANCE AND SETTING A HEARING DATE THEREON AND PRESCRIBING NOTICE.

WHEREAS, It is proposed that the City Council adopt and or modify the following Ordinances: Rental Housing Inspection Ordinance, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FORT DODGE, IOWA that a public hearing be and the same is hereby set for the 12th day of May, 2014, at 6:00 p.m. in the City Council Chambers of the Municipal Building, at which time the Council will hear objections and/or support of said Ordinance.

PASSED AND APPROVED by the Fort Dodge City Council this _____ day of _____, 2014.

AYES: _____

NAYS: _____

OTHER: _____

CITY OF FORT DODGE, IOWA

By: _____
Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk