

PROPERTY MAINTENANCE 2025

PRESENTED BY:
CODE OFFICIAL: GEORGE SAILER
2026

An aerial photograph of a city skyline, featuring a prominent curved skyscraper on the left and several other high-rise buildings. The image is overlaid with a semi-transparent orange filter and a white rectangular frame containing text.

MISSION:

TO PROMOTE AND MAINTAIN A SAFE, HEALTHY,
AND ATTRACTIVE ENVIRONMENT FOR
RESIDENCES, BUSINESSES, AND VISITORS
THROUGH EDUCATION AND ENFORCEMENT OF
CITY CODES AND ORDINANCES IN A FAIR,
CONSISTENT, AND PROFESSIONAL MANNER.

WHAT PROPERTY MAINTENANCE ENFORCEMENT DOES

3

Two main branches of Property Maintenance/Code Enforcement

- Rental Inspection Program
- Code Enforcement

SCOPE OF WORK

- Complaint based and proactive inspections of properties
- Issuance of violation notices
- Compliance timelines & follow-up inspections
- Court preparation and testimony
- Resident education & voluntary compliance assistance
- Fee/Fines/Penalty Collection

COMMUNITY ISSUES ADDRESSED

4

- Unsafe and deteriorating structures
- Overgrown lots & yard debris
- Rodents, pests & fire hazards
- Negative impacts on neighboring properties
- Declining neighborhood appearance & property values
- Other: property line disputes, neighbor complaints, vehicle/recreation vehicles issues

2025 CODE ENFORCEMENT OVERVIEW

5

COMPLAINT	NUMBER
Animals	7
Blight	83
Damage/Structure	4
Grass	102
Parking/Vehicle	32
Property Dispute	4
Snow	111
Tree	1
Other	45
TOTAL COMPLAINTS	389
Complaints Closed	370
Complaints Open	19
Closure Rate	96%
Total Citations	98
Total Costs Citations	\$40,850

COMPARISON TO 2024

COMPLAINT	2025	2024
Animals	7	2
Blight	83	54
Damage/Structure	4	4
Grass	102	108
Parking/Vehicle	32	20
Property Dispute	4	0
Snow	111	45
Tree	1	1
Other	45	38
TOTAL COMPLAINTS	389	272
Complaints Closed	370	253
Complaints Open	19	19
Closure Rate	96%	93%
Total Citations	98	117
Total Costs Citations	\$40,850	\$44,800

RENTAL PROGRAM 2026

- Rentals are inspected on a two-year basis
- 501 Rental Units in the City
- 239 Rental Buildings in the City

OUTCOMES

8

OUTCOMES

- Commend the community - Majority of cases resolved without court action
- High voluntary compliance rate
- Reduced repeat violations
- Improved neighborhood conditions
- Enforcement focuses on compliance, not punishment

OTHER BENEFITS

- Reduced calls for police, fire & public works
- Stabilized neighborhoods; protect property values and tax base
- Prevent neighborhood decline & higher future costs
- Supports safe, clean and stable neighborhoods
- Safe, clean neighborhoods will attract people to buy and build residences in the city.





AFTER PHOTO



GOALS 2026

- Adopt New Property Maintenance Code
- Evaluate Junk Vehicle Ordinance
- Consider Methods for Collection of Fees/Fines
- Develop Condemned Home Database
- Develop Process for Before/After Photo's
- Develop Blight Removal Program

THANK YOU

Questions, Concerns,
Issues???