

# Community Development Budget Session 2020

# Goals for tonight

- Overview of the Community Development
- Determine staffing levels for Community Development
- Determine aggressiveness for Community Development

# Building Permits

- All permits must be filled out online
- Almost every home improvement requires a permit
- Revenues are around \$40,000 annually
- Minimal issues with contractors
- Still doing stop work orders and doubling permit cost



# Rental Inspection

- Was going great until pandemic
- Revenue has shifted from \$63,99.14 to \$52,637.98
- Schedule has been thrown off and will be evaluated in January of 2021
- Goal is to complete inspections every three years
- Sidewalks are set to start in 2023



# Vacant Building

- Estimated 23-25 vacant buildings
- Sporadic registrations
- Considering changes to the code
  - Is the policy achieving what the policy wants to achieve?
- Revenue went from \$1,500 to \$7,626.30



# Vacant Building

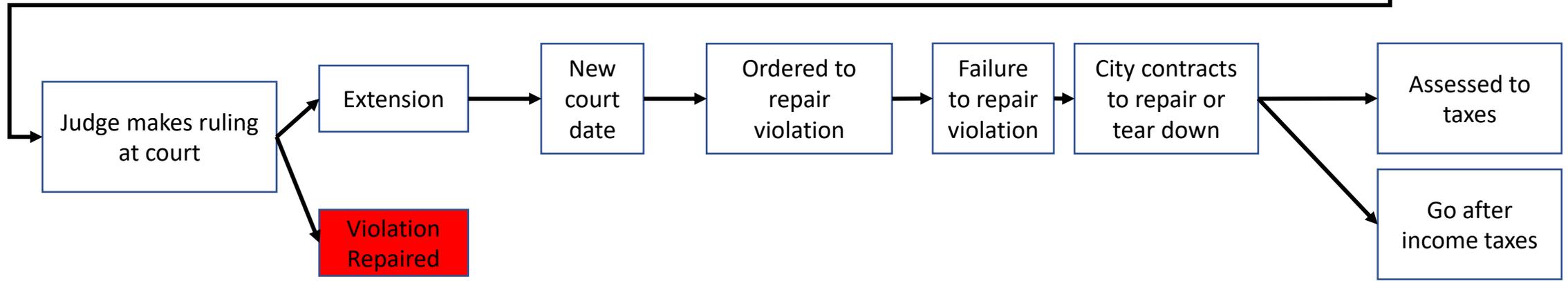
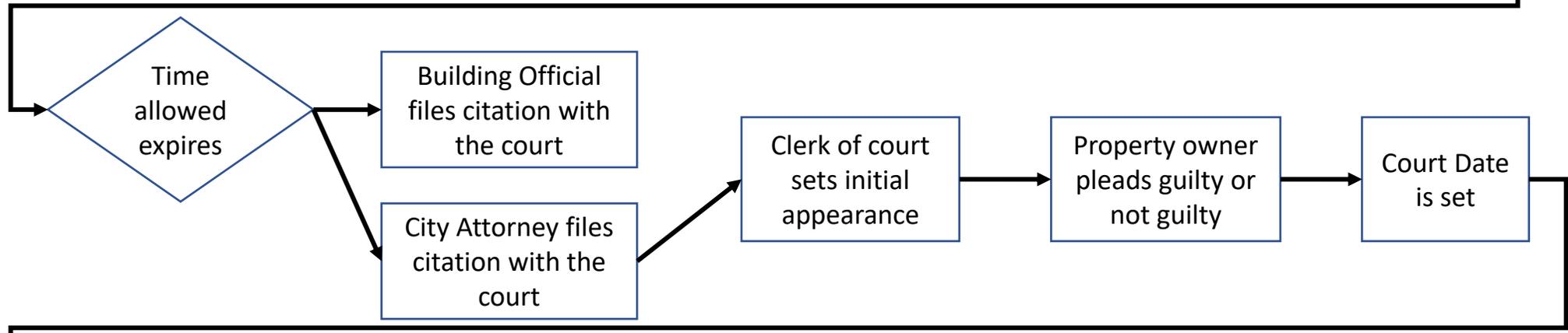
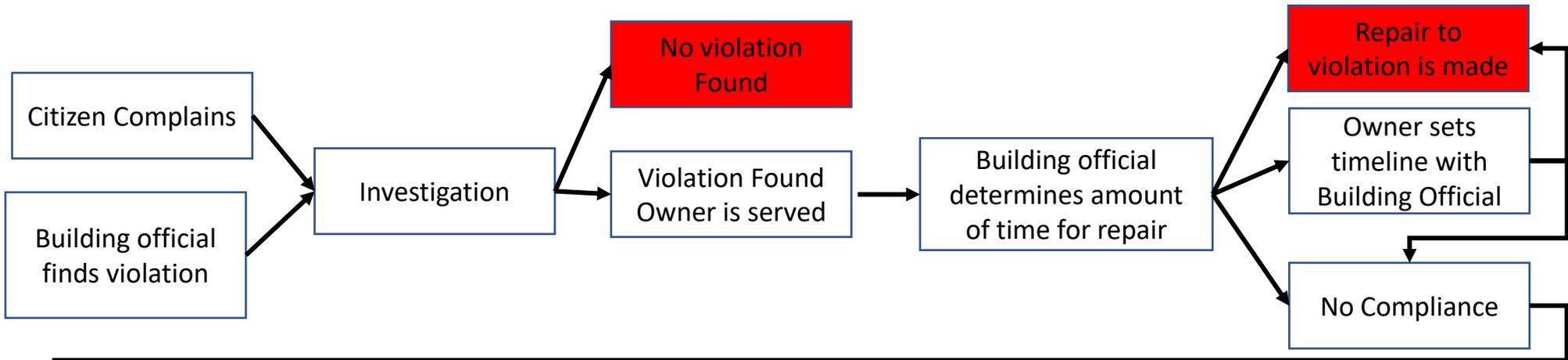
- Proposed changes
- Fee reduced to \$25.00
- Work on code that tightens regulations on vacant
- No longer allow storage in downtown business district



# Code Enforcement

- Currently striving to hit 10 new cases per month
- Report numbers to council each month on cases
- This takes time, funding, and city resources
- Working to transition vehicles to city police department





# Why does it take so long?

- Often before a citation is given, we will work with residents to clean it up. 10-30 days
- When a citation is issued after failing to comply, they are given usually no more than 30 days to comply. This is set at the discretion of the Building Official.
  - It can vary because repairing a roof and installing a new window take different amounts of time.
- Once they appear in court must plead guilty/non-guilty. This can take up to two weeks to schedule.
- If not guilty, then their court date is set for usually 30 days.
- Once they go to court, they are usually provided with an extension which can be 30-60 days.
- After the extension they are ordered to do the repairs and if they do not the city will step in and fix the property after 10 days.
- Total process can range from 104 days (3.5 months) to 174 days (5.5 months).

# How much does it cost?

- Every time we go through this process, we incur the following cost
  - Building Official
  - City Attorney
  - Court Fees \$85
  - Police Chief
  - City Administrator
  - If each position spends one hour on the case, it cost \$224.38

# Direction from Council

- How does City Council want to proceed?
- What does the city do when we deal with residents who have limited to no funding to take care of properties.

# Main Areas for Code Enforcement

- Trash
- Structural
- Grass (Fire Department)
- Snow
- Vehicle (transitioning back to police department)

# New Code Enforcement Officer

Annual	Month	Annual
Wage	19.04	39,603.20
Benefits		
Single	634.64	
Family	1595.49	19,145.88
IPERS (9.44%)		3,738.54
Social Security/Medicare (7.65%)		3,029.64
Life Insurance	6.02	72.24
Workers Comp (2.69% x salary x .74%)		788.34
Unemployment (1.2% on 31,600)		379.20
Self Funded Portion of Health Ins Premium (HRA)		1,500.00
Uniform/PPE		
One Time		
Computer		1200
Office Furniture		600
Equipment		200
Car?		
Total first year		70,257.05
Prepared for Council September 2020		



# How do we fund it?

- Use the Cares Act money until general fund can handle the position
  - The City anticipates a larger amount of revenue from the general fund due to valuation increases
- Raise fees
- Partner with Sumner



# Big Question

- Does the city use more funding for enforcement, or use that funding for improvement
- Council decides policy and this is policy
- We are dealing the problem on the back end; how do we get in front of the problem?
  - More funding for improvements
  - New home builds
- We are working toward a standard of living that community members expect
  - Do we know what community members expect?



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