

**STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO
City Council Chambers**

September 24, 2012

Mayor DiTullio called the Study Session to order at 7:44 p.m. Council Members present: Davis Reinhart, Bud Starker, Joyce Jay, Kristi Davis, Mike Stites, George Pond, Tracy Langworthy, and Joseph DeMott.

Also present: City Clerk, Janelle Shaver; City Attorney, Gerald Dahl; City Manager, Patrick Goff; Community Development Director, Ken Johnstone

Public Comment (none)

APPROVAL OF AGENDA

1. Multi-family Housing Inspection/Registration Program

Mr. Johnstone asked for reconfirmation from the Council to proceed with the proposed multi-family housing inspection/registration program. He wanted to have discussion and direction on the following:

- Including inspection of universal building code standards and safety issues
- Whether or not to include smaller properties (fewer units)
- Interior vs exterior only inspections
- Implementation in March 2013
- The amount of the various fees that are proposed
- One full time inspector position, plus a half FTE as support staff
- \$100,000 for a yearly budget for the program
- Housing it in the Community Development Department because building expertise is necessary
- Revenue from fees will cover about 30% of the cost of the program. Where will the rest of the cost recovery come from?

There was discussion of whether the initial direction given to staff was for both interior and exterior inspections, or to have exterior inspections in the process but let interior inspections be complaint driven only. Some members felt the intentions were good, but that this program would be too much government, too restrictive and cause problems for landlords and tenants alike. Complaint driven inspections are already available to tenants in the City. Then followed discussion on whether an enforcement strategy is the best thing to do right now since progress on cleaning up distressed properties is starting to happen on its own.

There was consensus to not proceed with the mandatory inspection program at this time, but to begin a robust education/training program for tenants and landlords. There was a suggestion to start with inexpensive communication tools such as Channel 8 and the Connection newsletter.

Mr. Goff cautioned Council that if a large volume of complaints started to come in as a result of the education, it may be necessary to contract for some extra inspectors. There was no objection to that.

There was consensus to have staff bring to a future study session a resolution that contains recommendations for the 2003 and 2012 IPMC enforcement priorities and policies.

Meeting adjourned at 8:35 PM.



Janelle Shaver, City Clerk