







Neighborhood & Building Services
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Mayor & City Council Members

Thru: Darin Atteberry, City Manager 
Diane Jones, Deputy City Manager 
Jeff Scheick, Planning, Development & Transportation Director 
From: Felix Lee, Neighborhood & Building Services Director 
Date: March 13, 2008
Re: March 11, 2008 Council Work Session – Property Conditions Code & Rental Housing Standards

Jeff Scheick, Felix Lee, and Teresa Ablao presented various options for Council consideration regarding “Property Conditions Code” and “Rental Housing Standards”. Derf Green, Housing Inspector, was also present to assist with questions. Council Members present: Mayor Hutchinson, Kelly Ohlson, David Roy, Lisa Poppaw, Diggs Brown, and Wade Troxell.

Proposed Revisions to “Property Condition Code” & Rental Housing Standards

1. Clarify vacant v. abandoned – clarify proposed “Vacant Building Notification” process.
2. Dilapidated fences that are hazardous are covered by this proposed code and should be eliminated from the proposed “Exterior Property Maintenance Code” (XPMC).
3. Severe weathering of exterior surfaces (walls, etc.) because of deteriorated protective coating (paint) and severely damaged roofing allowing water into the building are covered by the proposed code, so should be deleted from the “Exterior Property Maintenance Code”.
4. Dilapidated gutters that pose risk of injury by detachment are covered in the proposed “Property Condition Code” and should be deleted from the proposed XPMC standards.
5. Investigate the duty of adjacent property owners to maintain public sidewalks (which is not addressed in the proposed codes).
6. Clarify how the treatment of stagnant water on private property under the new proposed code provision compares to how similar conditions on City property are addressed.
7. If the decisions regarding property condition are not intended to go to Council on appeal, do we need to amend Chapter 2 of the Code because all decisions of the BRB are appealable to the Council?
8. Review proposed 800-ft. rule for affected property owners (APO) eligible to appeal Building Official’s actions to Building Review Board – so that it is consistent with Zoning Board of Appeals and Planning & Zoning Board.
9. Staff including the CA’s Office will further develop process to address existing “non-recorded” housing/rooming units for which no documentation or evidence can be provided establishing their lawful creation.



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Page 2

Proposed “Exterior Property Maintenance Code” (XPMC)


1. Deal only with “dirt” or “dead” yards only – add to current Nuisance section of the City Code that deals with weeds, rubbish, etc.
2. Develop the concept of the City as an “enabler”, not program manager, to refer and connect interested income-qualifying owner-residents with available public and private resources to address aesthetic and nuisance conditions and to determine eligibility for what kinds of repairs, subject to what conditions, etc.
3. CA’s Office and other staff is to explore including fences that are dilapidated or of inappropriate materials, e.g., plastic sheeting, metal roofing/building panels, plywood/OSB sheathing, scraps, etc.



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Date: March 13, 2008

To: Mayor & City Council

Thru: Darin Atteberry, City Manager 
Wendy Williams, Assistant City Manager

From: Kelly DiMartino, Communications & Public Involvement Director

RE: March 11 Work Session Summary – City Logo/Community Branding Project

As part of “Other Business,” staff presented information about the community branding project and the City logo change. The purpose of the discussion was to clarify information about the process and seek Council’s feedback about how to address public concern regarding the new City of Fort Collins logo. Staff presented three options for Council consideration. The first option was to recall the initiative to replace the City logo and maintain the Horsetooth/geese logo. The second option was to stay the course in implementing the new City logo. The third option was to initiate a process to design another logo choice that would include greater opportunities for the public to be involved.

Council members indicated their support for the community branding effort and replacement of the old City logo. However, all Council members expressed concern that the public did not have adequate opportunity to influence the design and selection of the new logo. Five of the six Council members present indicated their support for Option 3, which includes working with a firm to create another logo choice and giving the public a greater voice in determining what the new logo should be. One Council member expressed concern that this approach would not result in the desired outcome and that we should stay the course with implementation of the new logo. Council deferred to City Manager Darin Atteberry to determine how a firm will be selected. Council indicated their desire, as part of the public process, to ratify City Manager’s decision about which new logo should be used.

Implementation of the new City logo will continue to be on hold until this process is complete. Staff is currently working to solicit a local design firm to assist in this effort, and development of the public participation plan is underway.



To: Mayor & City Council Members
Thru: Darin Atteberry, City Manager *DA*
From: Mike Freeman, Chief Financial Officer *MF*
Date: March 14, 2008
Re: March 11, 2008 Council Work Session – Performance Measures

Mike Freeman and Darin Atteberry presented Council with an update regarding the City's Performance Measurement program, as an information item. Council Members present: Mayor Hutchinson, Kelly Ohlson, David Roy, Lisa Poppaw, Diggs Brown, and Wade Troxell.

Staff reviewed the program that is being implemented focusing on elements of the performance measurement program that are underway, including:

1. The ICMA Performance Measurement Program
2. The Employee Survey "Q14"
3. The Internal Services Survey scheduled for the 2nd quarter of this year
4. The Community Scorecard
5. The Community Survey

Feedback from City Council included:

1. Ensure that there is a strong link between the performance measures program and the Budgeting for Outcomes process
2. Look for opportunities to streamline the information that is being provided for the City Council, organization, and community
3. Look for opportunities to make the performance measurement information available via the web

Staff will work on integrating these suggestions into the overall program.