

Doug Hutchinson, Mayor  
Kelly Ohlson, District 5, Mayor Pro Tem  
Ben Manvel, District 1  
Lisa Poppaw, District 2  
Diggs Brown, District 3  
Wade Troxell, District 4  
David Roy, District 6

Council Information Center  
City Hall West  
300 LaPorte Avenue  
Fort Collins, Colorado  
After Adjourned Meeting  
Cablecast on City Cable Channel 14  
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## WORK SESSION

March 11, 2008

1. Call Meeting to Order.
2. Performance Measurement Program Implementation. (30 minute discussion)

This work session item will focus on providing the City Council with an overall update on the implementation of the performance measurement program, its relationship with Budgeting for Outcomes, how progress is proposed to be reported, and the project timeline.

3. Neighborhood Quality Issues (90 minute discussion)

- A. Proposed Revisions to City Code Chapter 5, Article II, Division 3, Dangerous Buildings. (30 minute discussion)

Staff is proposing adoption of the national model *2006 International Property Maintenance Code (IPMC)* with the *2007 Supplement* as the basic template, plus local amendments, to update and improve the current "Dangerous Building Code" and the current "Rental Housing Standards" (which are addressed as a separate item). The *IPMC* is updated every three years. Staff's goal is to produce minimum standards that reflect Council's priorities.

This item focuses on the "Dangerous Building" provisions currently located in Chapter 5 of the City Code. The proposed revisions would replace the City's current *1976 Edition of the Uniform Code for the Abatement of Dangerous Buildings (UCADB)* adopted in 1979. For clarity of terminology, the new provisions are broadly identified as the "**Unsafe Buildings Code**" and includes buildings ranging in condition from "public nuisance" to "unfit to occupy" to a "dangerous."

B. Proposed Revisions to City Code Article VI, Division 2, Rental Housing Standards.  
(60 minute discussion)

Staff is proposing to adopt the national model *2006 International Property Maintenance Code (IPMC)* with the *2007 Supplement* as the basic template, plus local amendments, to update and improve the current “Dangerous Buildings Code” (which is addressed in a separate item) and the current “Rental Housing Standards.” The *IPMC* is updated every three years. Staff’s goal is to produce minimum standards that reflect Council’s priorities.

This item focuses on the “Rental Housing Standards” provisions currently located in Chapter 5 of the City Code. Rental Housing Standards are regulations that prescribe minimum standards for basic living conditions in rental housing. Examples include provisions that address items such as: shelter, safe exits, heating, sanitary and bathroom facilities, lighting and ventilation. The proposed regulations would be the first comprehensive update to the City’s existing complaint-based and first local Rental Housing Standards originally adopted in 1982. Prior to enacting the new “occupant-limit ordinance” in January 2007, only a small number of complaints were filed, typically 20-30 per year.

4. Other Business.
5. Adjournment.