



MAYOR AND COUNCIL COMMUNICATION

DATE: 2/216

REGULAR

ITEM #: 15

MOTION

AGENDA ITEM: Seasonal Building Inspector assistance

SUBMITTED BY: Clark Schroeder

THROUGH: Clark Schroeder

REVIEWED BY: Clark Schroeder

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/PresentationStaff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

PUBLIC POLICY STATEMENT Policy being set is to allow administrator to have the flexibility to bring in appropriate inspection assistance if they deem it necessary.

SUMMARY AND ACTION REQUESTED:

With the expected increase in building construction this coming spring/summer the administrator is requesting the authority to bring in appropriate inspection assistance if they deem it necessary.

BACKGROUND AND STAFF REPORT:

The past year 2015, saw a noticeable uptick in the volume of building taking place within our city.

	<u>2015</u>	<u>2014</u>	<u>2013</u>
New Homes	142	41	36
Total valuation	\$47,150,401	\$19,968,275	\$16,966,169
Average home value	332,000	487,000	471,282
Total Valuation YTD	52,514,158	30,340,315	20,939,966

The city budget for 2016 is built around 140 new homes and 15 rec units of commercial development. There are commercial developments in the works which if they come to fruition, will stretch the ability of the building official and the building inspector to respond to both residential and commercial building projects in a timely fashion. We have an agreement with Hugo that they will assist us and us them if there is spare time and availability, but if that capacity is not there we will need to respond with other methods. The option of not having the capacity to serve our building community is not an option for the city. Contract inspection companies can cost upwards of \$70 per hour or more. A seasonal inspector might be in the \$24 to \$31 per hour, similar to our former contract inspector. Part of the reason for considering this now versus in the summer, if we have a crunch of inspections, we will not have time source out the most cost effective solution and might end up with an inspection company at a much higher rate. We will respond to the needs of the building community, this is a question of if the needs exceed our ability what is the most cost effective solution for the city.

I am asking the city council to authorize the city administrator to use their best judgment to source out the most cost effective solution to respond to the various demands on the Department of Building Safety. This would include the above options but not include hiring a benefited employee. Having the flexibility to respond in a number of different ways, will serve our city while at the same time protect the taxpayer.

RECOMMENDATION:

Motion:

“ The city council of Lake Elmo authorizes the City Administrator to utilize their best judgment to source out the most cost effective solution to respond to the various demands on the building inspection department. This would include other city inspectors, seasonal inspector, contract inspection companies, but not hiring a benefited staff member”

ATTACHMENT(S):