

AGENDA

1. CITY COUNCIL WORK SESSION CALLED TO ORDER
2. ROLL CALL: Parisian, Wagner, Murphy, Mayor Blonigan
3. DISCUSSION
 - A. Point of Sale Inspection Program
4. STAFF UPDATES
5. COUNCIL UPDATES
6. ADJOURNMENT



City of Robbinsdale

TO: Mayor and City Council
PREPARED BY: Rick Pearson, Community Development Coordinator
APPROVED BY: Tim Sandvik, City Manager
DATE: January 16, 2024
RE: Point of Sale Inspection Program

Background:

In 2008, the Council directed staff to create the point-of-sale inspection program. Ultimately, Ordinance 08-15 was adopted and implementation occurred in early 2009. Staff drew heavily from the Brooklyn Park and Hopkins programs. Robbinsdales version prioritizes identifying and correcting potentially hazardous situations evaluated as Repair/replace.

The Council is being asked to consider if the time has come to terminate the point-of-sale inspection program. Brooklyn Park and Hopkins have both dropped their inspection programs. Crystal dropped theirs in 2015 leaving New Hope and Golden Valley. Golden Valley's program is entirely focused on compliance with their Inflow and Infiltration (I & I) reduction program. Too much of Golden Valley's stormwater is getting into the sanitary sewer system.

Analysis:

Staff feels that the point of sale program has had positive results and many potentially hazardous situations have been addressed. Building Official Terry Zajac has indicated that the incidence of Repair/replace issues have been significantly reduced, and some houses are getting inspected for the second or third time. He feels that the point-of-sale program may no longer be needed. The Finance Director has suggested that if the program is to continue, the filing fees should be raised to cover the staff time devoted to the administration of the program.

2023 Inspections

241 Point of Sale inspection reports were filed. Staff found that 82 of those reports included repair/replace issues. Many of those properties having one or two issues. Two properties had 6 repair/replace issues and three had 5 repair/replace issues.

During the height of the foreclosure crisis, it was not unusual for a house to have 10 – 20 repair/replace issues. Many houses were vacant and winterized with water turned off, resulting in incomplete reports.

Year	2022	2021	2020	2019
Number of inspections	305	459	383	362

Recommendation:

Discuss and provide direction to staff. If the Council choses to drop the program staff will take steps to repeal the Point of sale ordinance. In the meantime, a moratorium will be prepared for

Council action.

Attachments:

None