

Minutes for Kansas City Neighborhood Advisory Council (KCNAC) on
Tuesday, July 12, 2005
--Corrected Version--

KCNAC members in attendance: Lynda Callon, Jay R. Stock, Rodney Sampson, Cynthia Canady, Forestine Beasley, Greg Hugeback

Absent Members: Bruce Pennington, *Steve Eklund, Dennis Carroll*

City staff in attendance: Les Washington—Director of NCSO, Robyn Kendricks—Public Safety Liaison, Renea Nash—CCS Division Manager, David Reynolds, Daisy Dixon

Guests: Ms. Sampson

Meeting called to order at 3:46 p.m. by Lynda Callon, KCNAC President.

Old Business:

Proposed the reading of the minutes of the last meeting (June 14, 2005), because the minutes were unavailable at the beginning of this meeting.

Copies of KCNAC Bylaws were distributed but proposed until additional members arrived.

Jay Stock asked Robyn for clarification of the Public Safety Liaison position. She stated that Municipal Correction Institution (MCI), Center for Community Center (CCS), Safe-Cities Initiatives (with Barry Mayer), Social & Human Services divisions reports to her, whereas Minor Home Repair, Neighborhood Preservation Division (NPD), Weatherization are the types of divisions that report to Dave Parks.

Subcommittee reports:

Waste Management-Jay:

Semi-automated trash collection

Lynda Callon called for comments, reactions, and/or thoughts regarding the Semi-Automated Trash Collection meeting that was held Monday, July 11, 2005 at the Robert J. Mohart MFC auditorium.

Cynthia Canady commented that the system would work in some neighborhoods, but the system would not work in her area due to unlevelled lots. Some residents would have to bring the carts down stairs (on trash day). She reasoned that the neighborhood lots are small which would create a problem for storing the trash carts.

Rodney Sampson commented that alley pick-up would work in his neighborhood and supported the concept of creating ‘workable’ alleys otherwise it would be a problem. Littering is a current problem in the alleys in his area.

Jay Stock commented on the diversity of servicing KCMO due to the various terrains of the city. Someone suggested formalizing a list with questions that arose in Monday’s and today’s meeting. Also, he requested to add possible questions that would arise in Thursday’s meeting.

Renea Nash stated that KCNAC recommended an on-going evaluation for the recycling program. She suggested implementing an on-going evaluation for this system.

Rodney Sampson was in agreement with an evaluation system (continued input).

Jay Stock agreed that evaluation is needed at some point. He stated that an evaluation system would not work under this system because it could not be implemented first, then solve the problem after implementing.

Rodney Sampson asked what area would be the starting location for the implementation of the system.

Lynda Callon answered his question by informing him that the system would begin in the urban core.

Rodney Sampson stated that a large majority of the unlevelled lots are in the urban core.

Jay Stock suggested that a 10- or 20-block ‘test’ be implemented first before implementing the system. Door hangers could be placed on doors as an indication of the ‘test’. The reason for the ‘test’ would be a

realization of the feasibility of the system. If the system does not work, then it would be a very expensive mistake. He asked whether Cynthia could define a 10-block area in her neighborhood.

Rodney Sampson suggested selecting an area north of 31st Street.

Lynda Callon stated that Cynthia has blocks of houses that are on unlevelled lots. Residents would have to use 10-15 steps to come down to the street.

Cynthia Canady agreed and stated that many homes have no garages. Residents would have to bring the carts back up the stairs and around the grassy back to store the carts.

Lynda Callon asked Cynthia for her neighborhood boundaries.

Cynthia Canady stated that the boundaries are from 53rd Street (North) to 63rd Street (South), from Elmwood (East) to Swope Parkway (West). (*Cynthia represent the Swope Parkway/Elmwood Neighborhood Association—SPENA*)

Lynda Callon recommended taking a tour for the 10-block ‘test’ area—SPENA.

Renea Nash asked for clarification as to the purpose of doing a ‘test’ area.

Jay Stock replied that the ‘test’ would determine whether the semi-automated trash collection system would be feasible.

The members collectively voiced their concerns of transporting the carts in areas that has challenging terrains. The body is recommending a sample area to be implemented prior to November 2005. This recommendation would go to the Public Works, Solid Waste Division.

Les Washington asked whether it was known where the challenging terrains were located in the city.

Lynda Callon stated that most of the alleys their neighborhoods are workable, except for those residents who lives 40-feet in the air.

Les Washington suggested that the body notify Public Works, Solid Waste Division, of their intentions/reasoning for implementing a sample ‘test’ prior to November 2005 because a tour of SPENA’s challenging areas would not be completed by the next forum (Thursday, July 14, 2005, 5pm).

Jay Stock asked whether any member objected to notifying Michael Shaw of Public Works, Solid Waste Division, about KCNAC tour plans. No one objected.

The following questions were formalized by the committee to ask during Thursday’s meeting (July 14th).

- Why put bags inside of the container?
- Are the containers lockable or can the container be made lockable?
- Will there be alley pickup?
- Where can people leave the containers when it is difficult to store the containers? (Placement options)
- What is the percentage of people in the neighborhoods who could not handle the carts? (Disability ratio)
- We are asking for a ‘test neighborhood’ in a neighborhood that has difficult terrain before the actual implementation date.
- Will the containers eliminate the trash bag limit? The volume of the containers will exceed the amount trash that was to be limit by the 2-bag limit.
- How do we deal with these issues/questions/concerns of the neighborhoods regarding the carts?

Greg Hugeback asked who was proposing the semi-automated trash collection. He stated that exceptions should be allowed for those who cannot handle the carts.

Lynda Callon stated that the city manager is proposing the system. The containers would help eliminate the debris caused by animals tearing open the trash bags.

Renea Nash asked about the response to putting holes in the carts. She stated her concerns in regards to the maintenance of the carts, which may void the agreement if the carts are alternated or manipulated in any way.

Greg Hugeback asked whether there was any cost to implement the system.

Jay Stock stated that they (supporters of the system) say the system is feasible.

Free dumpster program

Jay Stock stated that to improve the program, someone suggested including an incremental (30-40%) participation of neighborhoods and continue to use the 70% participation of neighborhoods.

Greg Hugeback asked how the program was defined. Jay stated that the program is measured.

Lynda Callon explained how the percentage-participation works. A citizen would phone Dee Ann Gregory, Solid Waste Division, to inform her of the neighborhood desire to participate. On the next trash day, the division would take a count of the actual number of resident participating in the recycling program within the neighborhood. After a determined time-period, the division would do another count.

Jay Stock stated the program is under re-evaluation to include neighborhood size. For example, a neighborhood of 20 residents could not get two dumpsters but at the same time a neighborhood 500-700 could get more dumpster if they need them. The body (KCNAC) will be apart of the evaluation of the dumpster program. He would like to receive monthly printouts of the neighborhood recycling participation as well as a report indicating what is going on in organized neighborhoods.

Another number that should be reported to KCNAC is how much the city spends on cleaning up illegal dump site whether it an abandoned area or in front of an apartment. The number is important when reviewing/considering the amount needed when considering the budget for enforcement.

Les Washington stated that he would like comments from the body in regards to true abatement in the next KCNAC meeting.

Jay Stock requested the (a) number of inspectors needed to the job right, (b) the number needed to enforce codes and illegal dumping, and (c) the cost related to both from Les' office.

Landlord registration

Jay Stock stated that landlord registration would hold property owners responsible. Any person who owns property in this city should be held personally responsible or have a registered agent who lives in this city. The owner or the agent would be held responsible. He asked about the cost of such a program. He stated that there is support from various entities for landlord registration but not landlord licensing.

Rodney Sampson stated this agrees with PMAC views, which is obtaining support from the state to enforce fire insurance on every improvement. The insurance companies would be required to inform the governing body when the policy elapsed.

Jay Stock stated that this would not help get individuals in court.

Les Washington informed the body that he has requested an appointment of someone from such entities as Landlord, Inc to a committee to work with KCNAC. The work would include registration options.

Rodney Sampson asked whether registration would include inspections and fire insurance.

Les Washington stated that under licensing there is no distinction. Under registration, the distinction would be visible as to who is a good landlord and who is not. Registration has to be taken a step further such as attaching punitive portion to those bad actors.

Jay Stock stated that good landlords and real estate agents would be an excellent in tool in combating the bad landlords.

Les Washington asked why the industry could not police this matter themselves verses the city being involved.

Jay Stock stated that it would be illegal. A realtor cannot refuse a contract.

Greg Hugeback asked for clarification of the rejection of landlord licensing. "How do you enforce under registration?"

Jay Stock informed him that licensing would be a revenue stream...

Les Washington commented that revenues are needed to have a decent enforcement program.

Jay Stock stated that a registration fees are acceptable but you would have to be able to reach someone in order to enforce the law.

Greg Hugeback stated that enforcement process is already in place for code violations in some form. Registration would make it possible to locate an owner/agent. He asked whether there was any real cost involved in registration. Registration could possibly be a part of the tax roll.

Jay Stock stated that the county has to agree. When a property is sold...a change must be made in the records, which costs money. Only ownership entries are made in the records not registered agents. Appropriately 40,000 entries are made each year. The result is to make it stand in court.

Les Washington stated that someone or a registered agent must have control over the property to hold them liable; otherwise it would not stand in court.

Lynda Callon discussed the House Bill 46 law that was signed by the Governor Matt Blunt. Non-profit organizations or neighborhood associations could obtain the nuisance property if awarded in court.

Neighborhood Improvement Program

Jay Stock commented that the Neighborhood Improvement Program (NIP) should have criteria to follow when reviewing a neighborhood application. Such questions should be asked as (1) Does the neighborhood participate in neighborhood cleanups? (2) Does the neighborhood clean up their vacant lots in their neighborhood? (3) Does the neighborhood have curbside trash?...*(Experiencing technical difficulties with the tape at this point)* He stated that the amount of trash at 'transfer stops' and illegal 'set-outs' should be taken into consideration.

Greg Hugeback stated that this is a difficult problem—trash at the transfer stops—because usually the people at the stops are not living in the neighborhood.

Renea Nash stated that a plan could be apart of NIP, because one of the components is capacity building. A plan could address the trash at the bus stops or in parking lots.

Robyn Kendricks commented in regards to criteria...if a neighborhood is already doing activities or have a plan in place to do activities then that would be a plan for improvement and the neighborhood should be considered...capacity building is important. *(Experiencing technical difficulties with the tape at this point)*

Property Maintenance-Rodney:

Rodney Sampson stated that he had a meeting with Pearline [McFall] on last month. Neighborhood Preservation Division (NPD) has lost several positions/persons including the person who does the minutes. He would make sure that the appropriate persons would receive his emails. Fire insurance and home improvement are items of concern. The proposal would require the insurance companies within the state to have a registered agent as a responsible party. This would cause the occupational license to be taken and the property would be closed down.

Forestine Beasley asked for clarification on the occupational license. She stated that this license is for businesses. *(Experiencing technical difficulties with the tape at this point)* ...occupancy.

Rodney Sampson reported that there were several concerns with city priorities. Licensing should not only apply to electrical, plumbing, trade but also go for all of them. He suggested posting the information on the website. Find out who has the least requirement of licensing, bonding, and insurance...suggested that the employer's number be reported so that it could be determined whether the contractor is paying earnings taxes...there is a whole realm of people who do not report the income...could be an income stream. *(Experiencing technical difficulties with the tape at this point)*

Les Washington asked whether the proposal of the Property Maintenance subcommittee was suggesting licensing crafts beyond those that require Master licenses. Rodney replied, "Yes." *(Experiencing technical difficulties with the tape at this point)*

Rodney Sampson stated that licensing should be considered in demolition. A plan should be in place to prevent someone from going under another person's license/name to pull the permit.

Les Washington stated that the process is to hold the license until the permit is pulled.

Jay Stock asked for clarification of posting inhabitable properties. "What are those conditions to post an inhabitable property?" He asked whether we [city] keeps track of the information or only when a problem occurs or reported.

Les Washington stated the conditions as lack of running water, electricity, gas...the information is tracked through building codes and drug bust, DART. The city does not track on a proactive basis. He suggested discussing these problems in a committee to look for ways to address those indicators of a potentially inhabitable properties.

Lynda Callon stated that at one point non-compliance property owners should pay the consequences. If a neighborhood has been fighting the same owner for the last three years, then the owner loses the property.

Les Washington stated that an owner should be declared a nuisance property owner if the owner missed the court appearance and a bench warrant has been issued for the owner.

Jay Stock stated that after a specific limit, the city should take possession of the property...referencing House Bill 46 sponsored by Burnett.

Lynda Callon stated that a distinction between those owners with extenuating circumstances and those who are 'bloody and tooth' should be made.

Les Washington stated that legislation should be in place to define nuisance property. A building can be blighted but not a nuisance unless it has safety issues. Under the HB46, a neighborhood association or individual can file suit because nuisance properties decrease property values. This situation has to be dealt with carefully to prevent individuals from personal profiting.

Renea Nash stated that KCNAC must maintain its credibility it has with city hall and the public. She asked the body to allow a committee to work with her over the next several weeks on the KCNAC election process. Afterward, a special meeting will be called with the body so that the election can be held in September 2005. She continued to remind the body that KCNAC must connect with other bodies within the community.

Les Washington stated that KCNA and Old Northeast had agreed to host regional meetings in partnership with KCNAC.

Renea Nash stated that a plan must be in place where the city departments will bring issues/concerns/proposals to the body as the representation of the citizens.

Trash Collection (returned to the topic)

Jay Stock stated that the body should not take a stand until it was clear that the system will work.

Greg Hugeback asked whether the new system would affect the landfill fee. The trucks are weighted and the cost is determined from the weight of the trucks.

Lynda Callon stated that the carts can be filled to the top but not overflowing.

Renea Nash stated the consideration for the use of the cart and the savings is based on the high turn-over rate and injuries of workers each year.

Lynda Callon stated that the turn-over rate is 70% and the division must seek ways to compensate for the loss of human element.

Rodney Sampson added that the city does not pick up the entire city.

Jay Stock commented that the carts would hold more than the two-bag limit.

Renea Nash stated that the demonstration done on Monday, July 11th illustrated that no more than 2—20 lbs bags of trash would fit in the cart.

Greg Hugeback stated when the city went to recycling, it was to reduce the amount of trash to pay for the recycling. He asked whether this affected the amount of trash that the city is allowing to go the landfill.

Rodney Sampson stated that this would be an issue.

Forestine Beasley stated that most people have reduced their trash because of recycling. Weekly recycling would reduce the amount of storage needed for recycling.

Rodney Sampson stated that the city should increase what they recycle by accepting glass.

Jay Stock stated that accepting glass is neither sensible nor cost effective.

Community Policing

Jay Stock asked about the status of the community policing project.

Greg Hugeback stated the presentation given by Chief Corwin was about asking the public whether they want to be policed.

David Reynolds stated that the Chief re-defined community policing at the presentation that he attended.

Lynda Callon stated that to get more buy-in is to change the name from Community Policing to problem-solving.

Renea Nash added that the term is 'Efficient policing'.

Lynda Callon stated that it is efficient when the police know the people in the community. She continued to state that the move must be away from the military-method to problem-solving which caused a lost of resignations to be submitted. Community police officer could not deal with the military-method because it does not allow them to be creative and proactive thinkers. The ultimate goal is crime prevention and creating an environment that does not grow crime or criminals. So, problem-solving police officers are needed. Only

putting the bad guys in jail does not solve the problem, because the circumstances that created the individual still exist.

David Reynolds stated that the [KCPD] minority recruitment rate is up by 40%.

Lynda Callon stated that the KCPD should get rid of the 'sergeant test' because many of the questions are related to the city. Community policing is everyone's business. Crime in neighborhoods with strong leadership and accountability has decreased. The question is how a totally dysfunctional neighborhood changes...The police is only as good as the information that they receive from the community's help. KCPD has hired a consulting firm that will discuss their system and efficiencies, training programs, operating and procedures programs, and administrative legislation.

The recording ends.

Liquor Control- : No report.

Community Policing- : No report.

Lynda Callon, President of KCNAC, adjourned the meeting at ? p.m.