



Kansas City Neighborhood Advisory Council (KCNAC)

“To be a unified community voice promoting a better quality of life for all Kansas City neighborhoods.”

Tuesday, January 10, 2006 Minutes

Meeting called to order at 3:45 pm by Lynda Callon, KCNAC President.

Introductions:

Attending KCNAC Members: Lynda Callon, Jay R. Stock, Rodney Sampson, Forestine Beasley, Jason Waldron, Robert Taylor and Greg Hugeback

Absent KCNAC Members: Cynthia Canady and Bruce Pennington

City staff: Robyn Kendrick, David Reynolds, Renea Nash, Daisy Dixon and Les Washington

Guest: None

Review Previous Meeting Minutes:

- Since there was not a quorum, the minutes for the November 8, 2005 meeting were not approved.
- ‘Hot Issues’ topics will be provided to the council at least 5 days after the meeting. This will enhance the technical support provided to KCNAC.

Old Business

--Expansion of KCNAC

- NCSO director will provide KCNAC with a list of names of interested citizens who would like to serve on the KCNAC board.

--Bylaws changes

- Deferred discussing the Bylaws as it relates to adding more members to KCNAC until the next meeting, the goal is to reach full capacity (15 members).

New Business

--Change meeting date/location

- The Executive Committee made a motion to change the meeting date due to schedule conflicts of several members. Motion seconded. Suggested meeting locations at City Hall—4th Floor (NCSO) or 18th Floor (CIMO). Parking would be validated. Due to renovation to the Mohart Center, KCNAC plans to meet in the Board Room from January through April 2006, until further notice. The committee voted to meet the **first Tuesday** of the month at 3:30 pm in the Board Room of the Mohart Center.

--Neighborhood Improvement Program (NIP)

- NIP involves a set of targeted services going into designated neighborhoods and looking at certain ratings to see whether they qualify for these services offered by the program. The quantity of participating neighborhoods in NIP will depend on the level of services needed in the neighborhood.
- The selection of neighborhoods will be a mixed group, for example level one (needing some code enforcement and law enforcement presence) and level two (needing a little

more services than level one) would be considered a mixed group. A level 3 neighborhood (needing more intense services—development (housing), etc.), the city would assess the level 3 neighborhood and assist them in building capacity so that within three years the neighborhood would be a level 2. Level 3 neighborhoods would be referred to a leadership program sponsored by a local CDC. An ideal plan in selecting a neighborhood is to ‘start from the outside and work your way in’, in other words do not start with the worst neighborhood first. *Please note that the levels discussed were not set by the NIP, but as an illustration for clarification during the discussion.*

- KCNAC has been charged with the responsibility of reviewing NIP applications from approximately 20 neighborhoods received by NIP/NCSD. The committee agreed to call a special for Thursday, January 26, 2006, 3:30 pm in the Board Room of the Mohart Center, 3200 Wayne, to review the applications.
- KCNAC requested some sort of guidance in selecting the neighborhoods for NIP whether it is based on economics, health index, rating system, ‘passion’ of the neighborhood to complete the NIP work, etc. NCSD will provide as much information as possible to KCNAC so that the committee can make the ‘best’ decision. Center for Community Solutions (CCS) Division will distribute packets/binders that include all submitted NIP applications to each KCNAC member before the January 26th meeting.
- Leveraging funds, neighborhood leadership and partnership capacity are apart of NIP. The program must be successful; therefore the resources must be available to complete the project once the decision has been made to work in a selected neighborhood. Neighborhood leadership and partnership capacity are important because the selected neighborhoods would need a strong core of people to complete the designated work within the neighborhood.
- NIP is an enhancement to the existing city services provided by the city. NIP is a temporary add-on of services with systematic inspections included.
- Neighborhood Development and Housing Committee, City Council committee, expects KCNAC’s recommendations for NIP by the middle or end of February. These recommendations will be made based on a rating scale created by NCSD.

----Neighborhood Enhancement Packet

- An enhanced budget called the Neighborhood Capacity Building Budget will assist those neighborhoods that did not receive assistance under NIP. This budget will be presented before the Neighborhood Development and Housing Committee, City Hall, 26th Floor, City Council Chambers on next week.
- The online survey sponsored by KCNAC was featured on the city’s webpage. The online results will be used as NCSD approach council parties when presenting the packet/budget. The survey allowed residents to list their top five neighborhood concerns from a list of 22 items—abandoned/disabled vehicles, affordable housing, blighted properties/code enforcement, controlling stray dogs/cats, crime prevention activities, curbside/sidewalk repair and maintenance, dangerous building demolition/condemnation, graffiti removal, housing rehabilitation, illegal dump cleanup, leaf/brush collection, litter removal, mowing on public right-of-way and private properties, paint program/minor home repair, rental property maintenance, residential trash collection, rodent abating, street cleaning, traffic violations enforcement (speeding), tree trimming on public right-of-way, vacant lot maintenance. Residents could respond by completing the survey online, mail or fax. Pan handling was not one of the selections. KCMO does not have an ordinance against pan handling.

- The survey received 292 responses. The top five priorities were crime prevention activities (212), curbside/sidewalk repair and maintenance (109), rental property maintenance (92), traffic violation enforcement (66) and blighted properties and code enforcement (46). Residents were given the opportunity to provide additional comments on the survey. CCS manager plans to compile all the comments into a report and distribute to KCNAC at a later meeting.
- The next step is put a dollar amount to addressing these priorities stated in the survey. Now that the number of code inspectors is known, the amount of revenue and the inspector's impact on the neighborhood must be determined. In actuality, 30 code inspectors are needed; Neighborhood Enhancement packet would give NCSO another team of seven coupled with the seven systematic code inspectors, which will achieve at least half of the 30. To reach the full staff capacity, it would be completed over a period of years.
- Currently, the Neighborhood Enhancement packet is \$1 million (includes the \$200,000 for implementation and \$400,000 for code enforcement) to put back into the neighborhoods. KCNAC has been asked to review the packet at a regular scheduled meeting. This packet will expand the following areas: code inspectors, illegal dumping (cameras), dumpster program, weed and mowing, and nuisance abatement.
- The Neighborhood Enhancement Packet will be presented before two groups: Kansas City Neighborhood Advisory Council (KCNAC) and Neighborhood Roundtable.
- The majority of the nuisance cases are handled after the owner has received the warning letter. Another portion of the cases is addressed after the owner has appeared before the judge. A smaller percentage will not respond to the letter or to a court appearance. Often time, these individuals appear before the court 6—7 times and a bench warrant is issued while the debris is still on the property. The nuisance abatement is geared toward those who refuse to cleanup the violation as indicated by the letter or ordered by the court.
- Nuisance abatement would decrease the court appearance to 1. After which if the individual refuse to comply, then a personal assessment against the owner and property will be applied. The assessment goes on the person's credit report. This process is currently being done in Dangerous Building and Vehicles. The State of MO passed a law that allows the city to go out and abate nuisances. Nuisances will be defined in Chapter 48.
- Under the Neighborhood Enhancement budget, it would change the way the city does business in regards to nuisance abatement—taking stiffer actions while decreasing the code inspector's caseload from 268 to 200 or less. One school of thought is to hold those who are non-responsive accountable by creating a revenue flow and make it neutral while changing the methodology of code enforcement by improving it.
- To 'seed' this process of nuisance abatement, NCSO has \$25,000 in the budget to get an experience of what the cost would be. NCSO plans to request \$200,000 in next year's budget to implement the process. Nuisance abatement pays for itself; therefore it would be no cost to the city due to the in-coming revenue.
- The property maintenance fund is used for those persons who cannot afford to complete the work themselves. This fund is small and evaporates quickly.
- For the first time since 1991, the court fee will increase to \$85 (a \$35 increase) to cover administrative cost.
- Assessment against the owner and the property will ensure that payment is obtained especially for those who live outside of Kansas City. The issued warrants are not a threat to the individual living out-of-town. It is possible that the city would come to forfeiture but the fees are high. NCSO will pilot a program called "Captive Property Initiative" while being mindful of Missouri property rights.

- Under this initiative, the Urban Homestead Authority has the ability granted by the state to capture those properties (residential or commercial) that has been vacant for years may be labeled a dangerous building. Unlike not-for-profit organizations, Urban Homestead Authority can obtain financing for the renovation without titleship. Urban Homestead Authority has receivership rights to push the acquisition of a property. However, some properties would not be feasible to obtain which is the reasoning for piloting the program. If the renovations are done, a mechanic lien can be place against the property in which the judge would award the property to the holder (city) as a liquidation of the property.

Subcommittee Reports

--Waste Management:

- Landlord trash update: Currently in discussion in seeking ways to making landlords and tenants accountable for the trash/debris left on the property.
- Incentive program for recycling: Still in discussion with Solid Waste Division to create a reasonable program.

--Property Maintenance:

- Minutes from past PMAC meetings have been requested from the Neighborhood Preservation Division (NPD). The minutes in possession of NPD and the PMAC chair will be combined to make a complete file.

--Liquor Control:

- In order to gain awareness of issues that affect the neighborhoods, KCNAC will contact Regulated Industries about how a KCNAC member can become apart of the Liquor Control committee.

--Community Policing:

- No report

General Discussion

- Trash carts: This topic will arise again, because the selling point is that the carts would make a cleaner city. The position is that the carts are fine but who has the \$2.5 Million to pay for implementation and \$2.1 Million to operate the program. Citizens should not have to give up neighborhood services in order to pay for the trash carts. The life span of the trash carts is 7 years, so by the time the carts are paid off, it would be time to purchase carts again.
- It takes Public Works 4—7 working days to remove dead animals from the street once the department has been notified.
- Christmas tree (or debris) dumped on a property is the responsibility of the owner, even though the dumping was not done by the owner. Citizens can report illegal dumping to the Action Center for tracking purposes and possible cleanup. Otherwise, the owner has to dispose of the debris. Another option for the owner is to take the trees to the recycling center for disposal by Saturday, January 14, 2006.
- Dwelling units with six or less—units may participate in the two-bag limit program, units with 7 or more units are required to collect their own trash.
- When considering rental properties, commercial (multi-family) properties are grouped as residential properties. This would make the number for rental properties inaccurate. For

instance, a slump landlord owns a six—plex apartment building. The complaint is counted as six instead of one.

- The Landlord group comprised of several entities plans to bring their recommendations to KCNAC in February 2006 before presenting the recommendations to city council.
- A resident of South Kansas City would like to bring a matter before KCNAC regarding a large (highway size) billboard that stands in the middle of the neighborhood near a restaurant along 81st or 85th and Wornall. It was suggested that the resident call Lynda or Jay because it would be at least March or April before she could speak before KCNAC.
- Remember: *Property owners own air rights above their property.*

The next KCNAC meeting is **Tuesday, February 7, 2006, 3:30 pm.**

Meeting adjourned at 5:40 pm by Lynda Callon, KCNAC President.