



## Kansas City Neighborhood Advisory Council (KCNAC)

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

Tuesday, February 7, 2006 Minutes

**Meeting called to order at 3:40 pm by Lynda Callon, KCNAC President.**

### **Introductions:**

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

**Absent KCNAC Members:** Bruce Pennington

**City staff:** David Reynolds, Renea Nash, and Daisy Dixon

**Guests:** Glenda Russell—Sheraton Estates Neighborhood Assn., Robert Anderson—Blue Hills Neighborhood Assn., Carol Puckett—Eastwood Hills Neighborhood Assn., Jerome Foster—Swope Community Builders and David Writz—Valley View Neighborhood Assn.

### **Review Previous Meeting Minutes:**

- Motion made to approve January 10, 2006 minutes. Motion seconded. Called for discussion—no discussion. Called for vote—minutes approved unanimously by voice vote.

### **Old Business**

--Bill Board in the neighborhood

- CCS staff will provide KCNAC with the resident's number so that a dialogue can begin concerning the placement of a billboard in a KCMO neighborhood. KCNAC proposed the discussion until the council is better prepared to talk about the billboard ordinance.

--Bylaws changes

The board amended the bylaws to reflect the procedure to add new members between elections.

#### **ARTICLE V - BOARD OF DIRECTORS (proposed changes will become Section 4)**

*Section 4: Vacancies. When a vacancy on the Board exists, the Board may accept applications from the general public. Nominations must be received 15 business days in advance of a regular Board meeting, to be sent out with the regular meeting announcement. New members should be added based on the 6 regions whenever possible. All vacancies will be filled by a majority vote of the members of the Board at the next Board meeting. Those appointed in this manner will serve until the next election.*

- A motion was made to accept nominations 15 days prior to the regular board meeting so the board can review the applications in advance. The motion was seconded and passed unanimously by voice vote. A nominated individual will be sponsored by the board member who nominated the applicant, which will ensure the completion of the applicant's application.
- Robert Anderson, David Wirtz, Tammy Gay, Glenda Russell and Carol Puckett are interested in becoming KCNAC board members. Interested parties were informed that the KCNAC board members represent specific geographic areas. Representatives are needed for the following areas—Northeast (2 openings), Northwest (1 opening), Southwest (1 opening) and Southeast (2 openings). Valley View Neighborhood is in the Southwest.

- CCS manager will attempt to obtain representation from the Southeast, Southwest, Northwest and Northeast regions by contacting potential [interested] applicants.
- There are no longer opening for the Central East and Central West. Sheraton Estates and Eastwood Hills are in the Central East region. Blue Hills Neighborhood is in the Central West region.
- The bylaws stated that the board should be comprised of regional representation when possible, but it is not a requirement. Currently, the board is at nine members. Adding the new applicants would be a total of thirteen. Two additional members are needed for the board to reach full capacity.
- New applicants cannot be added to the board until the bylaws are revised to show the changes as how to address vacancies/adding new members.
- Interested applicants were asked to complete an application. The board will attempt another round to solicit members for the regions that have openings. After which, the board members will have a discussion to fill the vacancies according to the board's needs. Several board members suggested adhering to the bylaws when filling the vacancies. Another member suggested not turning away interested applicants. Yet another member stated that it would be sensible to have a more diverse group.

### **New Business**

--House Bill 1242 in Jefferson City, MO

- House Bill (HB) 1242, Landlord-Tenant Liability has been submitted by a representative (Vogt) from St. Louis, MO. *“This bill exempts landlords from liability for any damage to personal property resulting from the enforcement of a judgment granting possession of the property. Landlords are given the absolute right to dispose of the personal property in any reasonable manner they wish.”*
- The landlord is no longer held responsible for the tenant's property if a court eviction has been obtained and the tenant does not remove the property. This would likely resolve the issue of landlord sit-outs after the bulky item pickup date. Under current law, the tenant owns the property.
- Currently HB 1242 is in the Judiciary committee, which was referred to the committee on 1/26/06. The board was encouraged to contact their representatives and senators, the Judiciary committee and the House to ask them to support this bill—HB 1242.
- The board will request the list of recommendations made by the Illegal Taskforce for review. Landlord sit-out was a 'hot item' in the Illegal Taskforce's discussion. Some of the recommendations were to (1) allow ordinances to address the issue, (2) require landlords to purchase a dumpster to discard the debris, (3) enforce a landlord licensing fee and (4) have the city pick up the debris earlier and bill the landlord.
- Both the landlord and the tenants must be held responsible for the debris place at the curb or on the property, especially after a sit-out. An effective system must be in place to address [bad] landlord and [bad] tenants, because taking bad tenants to court is not cost effective.
- Landlords must remember that there are limitations in screening tenants as it relates to what kind of information that can be passed on about the tenant.
- A board member requested for more legislative information that allows landlords to be better landlords. It was suggested placing 'landlord screening tenants' requirements on the 2007 legislative agenda. If the city cannot address this issue, then it could be submitted as a bill by a legislator. The best place to start is to find out where the law originated from federal or state or local to determine if changes can be made.

--Neighborhood Improvement Program (NIP)

- Twenty neighborhoods submitted application to NIP. During the special meeting (January 26, 2006), the board narrowed the list down to 18 neighborhoods. The NIP coordinating committee will determine the neighborhood services based on the needs of the neighborhood. The coordinating committee will have an on-going relationship with the selected neighborhoods.

--Future issues to be addressed by KCNAC

- Neighborhood Involvement: How can neighborhood leaders obtain more involvement from residents?
- Water issues: The city is beginning to address this issue, even though 'spotty' improvements are visible around the city. The improvement process will take time. The storm water and the sewer must be separated. One solution to the separation of the storm water and sewer is the 1,000 Rain Garden Campaign.
- Drug sales, drug use and gunfire in owner-occupied properties: Senior parents are continuously allowing their [adult, previously incarcerated] children/relatives to return to the home with the knowledge of them selling drugs. The CAN officers cannot proceed on a property without a warrant even though the neighborhood has witnessed the illegal activity. Often time, neighborhoods are endangering their lives when addressing these issues.
- A possible KCNAC forum is to provide educational insight on how to help parents give 'tough love' or how the neighborhood can address those situations where the parents are accepting the money from their children's drug sales.
- Fire Insurance: The city should require property owners to carry fire insurance on any 'improved' property especially if a structure is on the property. The owners should carry the coverage throughout the ownership of the property. If the coverage lapse, the property could be taken away from the owner.
- Board-up: The property owner should be required to board-up all levels of a structure. If all floors are not board-up, the owner is responsible and will be held financially responsible for the demolition.
- Community Policing: Community policing is needed in some neighborhoods, which is a partnership between the neighborhood and the police working together to reduce crime and improve relations.
- Trash bag limit: Due to a large percentage of renters in some neighborhoods, the two bags of trash do not work. Why can't the city offset the trash bag pickup? For instance, resident at *123 KCNAC Street* has one trash bag weekly whereas the neighbor across the street has three bags per week. Why doesn't the city take all four bags? When bags are left behind, the animals tear the bags—trash in the neighborhoods. Another problem is that residents dump trash into another neighborhood to rid its neighborhood of the 'left behind' trash bags.
- Recycling Participation: There is a need for greater participation from residents in the recycling program. Solid Waste Division staff can attend neighborhood meeting/activities to discuss the importance of recycling.
- NIP: A member suggested ensuring the resources of the Neighborhood Improvement Program are provided to the neighborhoods in an appropriate matter (needs).
- The NIP coordinating committee will make contact with the neighborhood group on a quarterly basis to determine the neighborhood needs. Will the KCNAC have a representative on NIP coordinating committee? The coordinating committee consists of the city department heads and police. NIP will allow for a visible impact of the services being

completed in a specific neighborhood versus having city services spread out in various neighborhoods. NIP will be more of systematic code enforcement.

- Liquor control: These ordinances are in favor of the proprietor. KCNAC needs representation on the liquor control committee.
- Animal control: Stray dogs and noise ordinances has no teeth.
- HB 1242: KCNAC members and quests are encouraged to support the bill.
- City dumpsters: Establish a system for obtaining the dumpsters for neighborhood activities.
- Truancy: Review the Truancy policy. There are too many children walking the community.
- Predatory lending: Address the preparatory lending agencies —title loan, quick cash that are very visible in many neighborhoods.
- Historical preservation: Sheraton Estates was one of the first black affluent neighborhoods in the country. Most of the people that originally lived there are still there. The median age is 80. There is a need for historical preservation of the neighborhood. One problem of the neighborhood is that investors are purchasing properties for rental income. Another is that the new owners will not perform the necessary repairs to the property.
- Neighborhoods need to know how to deal with *aging in place*.
- Board directory: Photos will be taken of the board member at the next meeting (3/7/06). A photo directory with contact information for each board member will be shared exclusively among the board. It was suggested to place photos and limited contact information on the website.
- Housing court: It was suggested to work with the Legislative, Rules and Ethics committee to put more teeth in the ‘no shows’ in Housing court. Usually the ‘no shows’ are non-Kansas City residents.
- Recently passed ordinances addressing automatic guilty pleas on property code violations on second ‘no shows’ in court and be fined a penalty which is tied to a special assessment on the property taxes.
- The Neighborhood Enhancement budget is \$1.6 million, which will address many issues such as increasing the number of code inspectors.
- Currently NPD cannot go to systematic because the code inspectors have an average caseload of more than 300 whereas the national recommended average is a caseload of 170 per inspector.
- Under the Neighborhood Enhancement budget, ten code inspectors will be hired which will drop the caseload to 225-250. In 2007-2008, possible hire an additional ten code inspectors.

### **Subcommittee Reports**

--Waste Management: No report

--Property Maintenance: No report

--Liquor Control: No report

--Community Policing: No report

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

**Meeting adjourned at 5:15 pm by Lynda Callon, KCNAC President.**