

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 9, 2015**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 9, 2015, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend (via phone), Markley, Murguia and Walters. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Ken Moore, Deputy Chief Counsel; Colin Welsh, Assistant Attorney; Greg Talkin, Neighborhood Resource Center Director; Wayne Wilson, Program Coordinator, Neighborhood Resource Center; and Brandelyn Brajkovic, Municipal Court Judge.

Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes for January 5, 2015. **On motion of Commissioner Murguia, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 150038... DISCUSSION: CODE ENFORCEMENT

Synopsis: Discussion on more aggressive code enforcement efforts for repeat violators and to address perpetual violators, submitted by Wayne Wilson, NRC/Code Enforcement.

Wayne Wilson, Program Coordinator, Neighborhood Resource Center, said recently we had a discussion with a couple of commissioners and went to the agenda review on finding ways that we could be more effective against, enforcement efforts against repeat violators.

Item Description:

This item is for discussion only – No commission action needed at this time.

We would like to initiate discussion on more aggressive code enforcement efforts for repeat violators. One thought would be to provide a provision in the ordinance that would allow, but not require staff, to issue a summons immediately upon confirming a third violation of any code issue, within any two year period.

We would also like to initiate discussion to address perpetual violators. We are asking for thought to be given to adjusting existing ordinances or adding a new ordinance providing a means to address individuals who promote nuisance and blighting conditions on one or more properties they own and/or control, by having five or more similar violations within a two year period on any and all properties they own or control. Maximum penalties should be representative of the damage these individuals cause to neighborhoods and our community, with fines ranging well beyond the existing \$2500 and up to six months in jail, to \$5,000 or more and up to a year in jail. Additionally, a means of collections should be considered for individuals who refuse to pay these fines.

One of our things that we wanted to do is discuss an issue whereby if an individual has three code violations at a property, not necessarily similar code violations, but three code violations, that we would have the opportunity to address those with a summons if the case warranted it.

Additionally, we wanted to discuss those people who are perpetual violators, the people that we have to address year after year after year for the same violations that have multiple properties that we have to continuously deal with in our community. These people have caused great damage to our community. They eat up valuable resources and so we were looking for a way to make it more apparent to them that they were not welcome to conduct business as they had been in our community. We bring that to you for discussion looking for ideas.

On the second item we had actually hoped to be able to increase the \$2,500 fine and/or time in jail. As the state law dictates, that's a misdemeanor, and so the \$2,500 and the year in jail is the maximum fine on that. We're looking for other avenues, means to do so.

Chairman McKiernan asked this item is open for discussion, but basically we have the Uniform Building Code that we, as a community, have said we will maintain our collective properties according to this Code. Is that correct? **Mr. Wilson** said it's an international-- **Chairman McKiernan** said International Building Code. **Mr. Wilson** said international. What we use for code enforcement, International Property Maintenance Code. **Chairman McKiernan** said Property Maintenance Code. **Mr. Wilson** said yes, sir.

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Chairman McKiernan said we have individuals in the community who do not maintain their properties up to that code that we have all agreed will be our standard. We have some of those individuals who don't maintain their properties up to that standard even after being cited not once, but multiple times. **Mr. Wilson** said that's correct.

Chairman McKiernan said so we are looking for some strategies that we can use because I think it's safe to say that those people who let their properties deteriorate or accumulate multiple code violations certainly do have a negative impact on their neighborhood, in particular, but on the whole community in general. So we're looking for some additional strategies.

At this point, we're open for discussion. Any of the commissioners who'd like to ask questions, discuss, make a comment, give some direction.

Commissioner Murguia said I just have some things I'd personally like to see; it just comes from me.

I'd like to see us eliminate any language that references jail time only because I don't know of that ever happening where anyone's actually gone to jail for code violations. I hate to make threats to the public that are not really ever going to happen.

I'd like to see us shift cleanup and administrative fees to their property tax because from my understanding from meeting with you guys is that oftentimes when you try to get people to pay the ticket they don't pay it, or many times, not often might be an extreme, that they don't pay it. Ultimately, our goal is for the property to be cared for. I think, otherwise, that really the property shouldn't be in their hands if they can't take care of it. So I'd like to see the fines that are not paid put on their property taxes. At least that way we have a mechanism to eventually control the property if they don't pay those fines or abide by our city code.

Commissioner Markley said I hate to ask this question because I don't want to look at Colin because I know it will be more research for him, but I would love to know to what extent we can put property owners in sort of lockdown. Let me give you an example of what I mean.

For those of you who have been to college you know that the campus police can't really do a lot to you, but if you have outstanding tickets, you can't get your grade card. So I want to know to what extent if these guys have outstanding tickets, if they have code violations, are there

other things, other benefits of the Unified Government that we can withhold from them? As we know, it's hard to collect money from them; it's hard to force them to do anything. I mean, we all know the issues we have with enforcing codes, especially against owners who have obviously already proven themselves to be not interested in keeping up their homes. So if we have these repeat violators, is there anything else we can do?

We've talked about when it comes to rental licensing, obviously they shouldn't be getting a rental license if they have repeat code violations, in my opinion, period. No renewal of any rental license for any of their houses if they have code violations in this frequency. That's how I feel. But for the homeowner, is there anything else that we can do? I'd just be interested to know.

Commissioner Murguia said I would just echo the part about a business license. I don't know how you deal with a business that has code violations. I don't know how the business license piece of that works, but they shouldn't be able to continue to operate a business if they're violating codes in my mind. I don't know how to resolve that, but it would make sense to me that that shouldn't happen.

Greg Talkin, Neighborhood Resource Center Director, said, Commissioner, I'd like to address a couple of these. **Chairman McKiernan** said absolutely.

Mr. Talkin said on the issues with the property tax attachment, or the fine attachment, that's the administrative process that you guys have approved and we're currently trying to get things underway to get that implemented. I stated that was going to be about a nine month process, and it does require a little bit of budget to get that kicked off. We've got requests in to see how we can move that forward.

On the licensing issue, right now most of what we issue out of the Business License Office is an Occ. Tax. We wouldn't want to refuse that because it's just a tax. It's just like we wouldn't refuse taking somebody's property tax if they have a code violation. We do license a few like liquor stores and things like that in working with the police and things along that line. Those we might be able to do something; however, states oversee a lot of that, too, on the liquor and some of the other licenses that we do issue.

Licenses are only about 5% of what Business License actually issues, otherwise, it's just a tax they're collecting and a registration. You can't take an action on it.

Chairman McKiernan asked is it possible to transfer these fines over to the property tax that's associated with that property, whether it's business or residential. **Mr. Talkin** said on the administrative process that we're getting underway, those fines, if not paid, can go as a special on the property. The court process, the criminal process, no. They cannot be moved over to property tax from my understanding.

Commissioner Murguia said you choose your words very carefully when you say they can go on the property tax bill. I would just tell you I would want it so that they do go on their property tax if they don't pay them, where it's part of the process. **Mr. Talkin** said that's the only reason I say they don't.

There would be two reasons we wouldn't place an administrative cost. First of all, it would go through an administrative hearing officer process. That officer has the final determination. It would be somebody outside of our office hearing those cases, if somebody appeals. The other reason it wouldn't go on is if somebody did pay it. Otherwise, it's our plans to put those costs on the property if not paid.

Commissioner Murguia said nine months, why is it taking nine months? **Mr. Talkin** said first of all, the administrative process is a completely different line of thinking. All of our database is not set up for the flow process for that. We need some help, a consultant to come in and help set up that database because we got one person on staff and her whole goal every day is to keep everybody up and operating on their current system, very little time for implementation to get something new done. That was part of the cost that was proposed.

Additionally, there will be a need for an additional staff member because our office will now start collecting revenue in this fashion because we will be asking for those citations to be mailed to us. We'll have to track and keep all of those records. We haven't done that in the past in the code enforcement side.

Commissioner Murguia asked why are we doing that. Why don't they just go pay like everybody else goes and pays a speeding ticket? **Mr. Talkin** said because this is an administrative process. This isn't the criminal court process. **Commissioner Murguia** asked but

what does it matter. They're already collecting money. Why can't we let them continue to collect money and just modify their system? Why does it matter?

Mr. Talkin said we can look into that. Our thought is the whole penalty on this issue, at least for this part, is trying to penalize them through the monetary issue at first. We don't want to waste anybody's time. We're asking for them to mail that in. Then, we go to the next step if it's not complied. Then we increase that administrative citation. Mail it into us. I don't think, well I guess Municipal Court does accept mail-ins.

Commissioner Murguia said that's what I mean. If you get a speeding ticket, or a non-moving violation or whatever, you have a choice. You can appear in court or you can mail it in. **Mr. Talkin** said we can definitely look at that, Commissioner. **Commissioner Murguia** said, yeah, it's already there.

Brandelyn Brajkovic, Municipal Court Judge, said I apologize for my dress. I was trying to hide so I didn't mean to dress so casually.

The only thing I could see the issue with Municipal Court taking the money is right now we have one system that is a criminal justice type system. So bringing it into us, we would have to have access to the MAUWI system, which I know through budget process we're asking for anyway.

The other issue may be union related depending on how you could get that through because we're entirely union, too. We'd have to make sure it was part of the Municipal Court function, but other than that, yeah, we handle money. Those answers I can work with Moe to try to get to, but those will be the two major issues.

Commissioner Murguia said it just seems like it's easier to set up a process. It's easier to adjust the process we currently have that seems to be what we want to do than to create a new process. **Judge Brajkovic** said the issue is our computer system is based off of the LE-web, the KCMO/KCK Police Department criminal justice system. So it just matters how that interacts. It issues bench warrants automatically when you don't make payments, those types of things. But there are things we could definitely explore. We have cashiers up there. They're already making payments on it.

Commissioner Murguia said I won't belabor this, I promise, but since you kind of led me down that path, I'm just curious. Are there municipalities that do not have a code enforcement department that just use their local law enforcement division to handle their code-

like cases? **Mr. Wilson** said yes, there are. I'm associated with the Kansas Association of Code Enforcement and a lot of the very small municipalities throughout the State of Kansas, mostly on the western side of Kansas, they have like one or two police officers that also act as code enforcement officers, building inspectors, dog catchers. They take care of pretty much all of the city responsibilities.

Commissioner Murguia asked so is there a way to adjust our ticketing, our tickets that policemen write, to include code violations. **Judge Brajkovic** said they already do. They already write tickets under code violations. **Commissioner Murguia** asked on their tickets. **Judge Brajkovic** said yes, they do. They come in. We call them short tickets. They get put in through the docket, the docket gets set up by alphabetized and they're just one group that gets put in there. We code them in there.

Commissioner Murguia said last week I had a 1.5 hour long conversation with Chief Ziegler. He was telling me about how he wants, eventually, for all of his police officers to become community police officer minded and he wants to see, this was all from him, not from me, he wants to see them more engaged in code violations and things like that. But there was an issue with the ticketing. I would just suggest, then, not for this meeting now, that you start moving forward including Chief Ziegler in your discussions about code enforcement and how you're going to do that moving forward. I think you have a Chief that's more than willing to help there.

Judge Brajkovic said some of the things that I would like to see, too, is I think with you guys' conversation of ranking of codes and things that likely that could be split up in IMDS, plus it may make it easier. Right now they come in under two or three separate ordinance violations. That might be what he's talking about.

Commissioner Murguia said I talked briefly with the Mayor about this ranking of code violations last week. Just for purposes of discussion of this committee, I would just tell you that my opinion, I really don't care if it's a house that isn't painted or if the roof is falling in. Some people feel like one is worse than the other. I don't think so. I think it all has the same impact on a neighborhood when people stack up trash in their yard or they don't paint their house or their roof is falling in. All of that still impacts the neighborhood in the same way. Personally, my personal opinion is that I do not think that's a good use of time. I think it's a way overload on data that we don't need. What I care about is that our officers, whether its code officers or

police officers, can use professional discretion to act very quickly. Since they're in the field and they know who the repeat violators are, they should know whether they need to go directly to a ticket or whether they should be knocking on the door speaking to someone. They know that just like the officers on the street kind of know that.

Personally, I would like to see a faster moving system where it goes straight to a ticketing process that can be mailed in. If you don't mail it in, I'd like to see it go directly to your property. At the end of the day, if you're not going to take care of your property, then you probably shouldn't be in that house.

Commissioner Markley said I was going to say on the collections piece before I forget and leaves my mind, we've been talking about how maybe we should be hiring a collections agency to work on our property tax collection. Maybe this is really for Gordon to take back to the Administrator's Office, maybe we need to be talking about a collection agency to collect all the money owed to us, whether it's code violations, tickets that haven't been paid, or whether it, you know, if it gets put on the property tax bill then it all winds up in the same place. Maybe we should be looking at a broader -- there's no reason a collection agency can't handle all of that without specifying what particular item they should collect.

Chairman McKiernan said I love the idea of moving it over to the property tax, but we all know that there are -- it seems to me, just as many people who choose not to pay their property tax bill as choose not to correct their code violations. That would be the one thing we would need to address is that there would ultimately -- **Commissioner Markley** said that's why I want to keep their grade card.

Commissioner Murguia said if we could come up with something like that that we can do that's more immediate, but I guess right now we're doing nothing. There are code violators that have been violators for twenty years. Had we the ability to put these fines on their property taxes, their property would have gone through tax sale and would have been out of their hands by now. So I'm saying, yeah, four years is a lot shorter than twenty years. I'm just trying to move us one step closer to shortening that period. It doesn't mean in the meantime there aren't little things that you can do, but in the long run, at the end of the day this is the deal. If you're not

taking care of your property and you're causing problems for your neighbors who are taking care of their property, then you should not own that property any longer.

I'm sure there are lots of people listening to me right now that are very angry saying I don't know what I'm talking about, but I would just tell you that I've seen in my district, first hand in Third District, what not painting your house and letting your roof fall in and stacking up junk in your yard has done to my neighborhood over time. I think people would take it a lot more seriously and they'd either pay those fines and/or pay their property taxes, which ultimately would pay these fines, or they lose their property. End of story. Blight and code violations kills neighborhoods; it kills it. The people that live there that want to live a decent, sanitary nice life end up moving to other neighborhoods.

Chairman McKiernan said Colin has furiously been scribbling notes so I assume that all of our ideas are being transcribed. **Colin Welsh, Assistant Attorney**, said it's all the things you've asked that I don't know tonight.

While I have the microphone, Commissioner Markley, you asked specifically about withholding certain other services or advantages based upon code violations, that would be another thing that I'm not fully prepared to address tonight. I guess off the top of my head, I'd feel more comfortable if there was some nexus between the violation and what was being withheld, but I guess not to put it back to you, but if you could come up with some ideas to get to me of like specific items, then I could look into whether that would work out or not. I'm sorry.

Judge Brajkovic said I know one thing that was just mentioned before I came up by one of the code enforcement supervisors is that not allowing them to bid in tax sale might be helpful. I didn't think about, I don't know off the top of my head how many do that, but it seemed like a good idea so I thought I would pass that forward.

Commissioner Murguia asked so people with code violations can bid on additional property. **Chairman McKiernan** said evidently. **Commissioner Murguia** said I could have been better off to not know that.

Chairman McKiernan said so it sounds like, to summarize so far, that we would suggest that the jail time not be considered as a lever for this, but that we examine all other possible levers in terms of privileges not granted or privileges that are taken away or moving this over to property tax where there might be additional leverage for it, and that we consider, or look at, the

possibility of either blending our current Municipal Court ticketing system and the code ticketing system or somehow consolidating all of that into one system so that possibly we could use Municipal Court as a vehicle for collecting the money, collecting the fines, and not put that additional responsibility on your department or another unit that doesn't currently do that. I think that's what I've heard so far.

Commissioner Markley said all of that is right. I don't really have an answer to this, but I'm just going to throw it out there. If we know the owner has multiple properties, another thing I'm wondering is whether there's some way we can leverage that fact against them other than with the rental licensing. You're not going to give them their license. I don't know, like I said, I don't have an answer to that question. I'm just asking myself.

The other thing I would say, I love everything Commissioner Murguia is saying about just eventually getting the property out of their hands, but as we all know, that can take fifty-two years or four, depending on the situation. The really hard spot that we get in, I think, as commissioners, is where the neighborhood has identified a house as a problem. There's a codes' case open. The owner is not responding and we've got three years to wait until it can go to tax sale because it's taxes are up to date. What do we do for those three years? That's what I really hope that we can brainstorm is what do we do during those three years when the owner is not responding and we can't sell the house yet.

I'm in that situation with one in Argentine right now. You know, you go to these neighborhood group meetings and they say what's going on with this house. I don't have a good answer for them. The reality is we've done some upkeep on it and we're just waiting. We're waiting for those tax years to roll over and that's three or four years of drain on that neighborhood. Again, I don't have an answer to that question either. I'm just throwing it out there. That's the worst time is during that waiting period where we can't get the house even if we want to. We have nothing else we can do to that owner at this point.

Chairman McKiernan said that's my big concern about -- it is a concern about rolling it over onto the tax bill. We, then, have to be diligent about pursuing those properties whose taxes are delinquent and finding those people who have 59 properties that are all delinquent, or finding that property that's been delinquent 20+, 30+, 40+ years and actually moving on it and making

something happen, because otherwise, we've just shifted the fine over to another place that we won't collect it.

I totally agree, but then that puts some back on us that we need to get better at our process so that it actually is a lever or a penalty and not just another postponement. I completely agree with Commissioner Markley. Anything we can do and I know I've had discussions with all of you about various properties that are exactly what she's talking about where the neighborhood has identified them as a true blight. They're abandoned. We end up doing specials in terms of cutting the grass and picking up the trash. They are causing people to talk seriously about moving out. We're powerless, it seems, to do anything other than cut the grass and pick up the trash.

Mr. Talkin said, Commissioner, a lot of those properties you're referring to, the industry is now calling them zombie properties, although it's not all of those, but it's those ones that are in the limbo of foreclosure and they're not foreclosing on them. People have moved and left away. We have nobody to hold accountable in a lot of those instances. Therefore, Code Enforcement really can't do anything else in a number of instances until we get some responsible owner or the way to get ownership or control of that property. Those are a big problem.

Chairman McKiernan said one thing I'd like for us to investigate, and I know that there's various legislation that's being talked about, but I believe the City of Baltimore uses a receivership process. Now there are a lot of barriers to that process, but that's a process that can take place if a house has been identified as abandoned and causing blight, even if it's not tax delinquent, and puts the power in the court, I believe, in the Municipal Court rather than in the Tax Court. If that would give us any leverage any earlier on some of these properties I'd love for us to also investigate that.

Mr. Talkin said Colin might be able to add to this, but Baltimore and the State of Missouri are two options that have state laws that are more favorable for that receivership process. What Representative Frownfelter was proposing was a similar ordinance, although it still probably doesn't go as far as some of the other states' ordinances, or other states' statutes, that gives a little bit more leeway to those entities. But we have no state statute right now that really is favorable for us and that's what they're trying to do in the State of Kansas right now through what Frownfelter's trying to do.

Mr. Welsh said that's the Abandoned Housing Act which we do have. In Baltimore, it's more synced in with their code enforcement process. There's no reason that here if somebody wanted to go down the Abandoned Housing Act or the receivership avenue there that they would certainly be looking at code violations as indicative of the blight. That would be more applicable if Frownfelter's change had gone through this go round because right now the blighting influence only applies to commercial properties whereas if it's a residence, you're only looking at whether it's vacant and/or tax delinquent.

Chairman McKiernan said my understanding is that that legislation is not completely stopped for this legislative session, that there is still a chance that that legislation could move forward. **Mr. Welsh** said somebody told me that there had been a problem recently, but I'm sorry, I don't know. **Mr. Talkin** said from my understanding, it got shot down in the Senate. **Chairman McKiernan** said correct. **Mr. Talkin** said but they were able to revive it somehow through a committee. **Chairman McKiernan** said I thought it was still open on the House side.

Mr. Talkin said well, it's got to go back. I think it was approved in the House. **Chairman McKiernan** said okay. **Mr. Talkin** said now because of the Senate's denial, I believe it's still alive but it's still got to go back to the House again and then back to the Senate if the House approves it. So it's kind of starting over.

Commissioner Murguia said the Senate didn't vote on it. I was there. The Senate didn't vote on it, but they did -- Senator Melcher offered to be a chairman on the committee to help move it through. There were a couple of other tweaks they needed to work on. There is a representative or senator out of Wichita that's having some issues. I don't know who that is. If someone could find out who that is, I'll go visit him or her. I'm serious. If someone could find out what's going on. I go there once a month already for a couple of days, so I'd be glad to go visit whoever it is in Wichita, if you could just get me that information. Other than that, they still think, other than that one person, there shouldn't be an issue.

Mr. Talkin said Mike Taylor should know the name. He's been pretty close to everybody that's been involved in that. **Commissioner Murguia** said my offer stands so if staff has Mike Taylor get with me, I'd be glad to do that.

I do have another question. To my knowledge we haven't used this, what do you use condemnation for? What's the purpose of condemnation besides I want to build a highway here? Is there another reason to use it? **Ken Moore, Deputy Chief Counsel**, said you can use

condemnation to acquire property for a public purpose and the recent, well not really recent, probably in the last ten years, the Kansas legislature has narrowed that purpose. Economic development purposes are no longer considered public purpose. So, really streets, highways, infrastructure improvements, those kinds of things, are the reason you can acquire land through condemnation.

Commissioner Murguia asked isn't there a process to submit a list of properties that you wanted to condemn and then can't you go through a state review process if it doesn't fit the exact rules. **Mr. Moore** said yeah, I think the Secretary of Commerce can expand, I think it's the Secretary of Commerce, they can expand that definition. You can apply to the State for special authority to condemn for different purposes, but to my knowledge, I don't think anyone's ever done that. I don't think that process has been used yet.

Commissioner Murguia said if there is an exception process, so clearly we, in Wyandotte County, are not having a lot of influence over our State legislature about laws like condemnation that we would like to see changed. Instead of trying to change the law, why aren't we taking up very specific properties of ours here in the county and looking for an exception? That way it doesn't put elected officials for other areas of the State in the position to enact an ordinance that their constituents would be against. It would only be affecting our county. Do you see what I'm saying?

Why force someone to vote on a law that's going to make them unpopular in their district when really, we don't care if it happens in Wichita. I just want it to happen in Wyandotte County. So why would we not take a list of properties up to the State and try to go through condemnation with them? **Mr. Moore** said it would still have to be for, you have to have a public purpose. In the past, of course, we interpreted economic development to be a public purpose and that's what they've narrowed and taken away. That's no longer considered a public purpose. So you have to articulate that it is a public purpose, and you have to pay fair market value for the property that you've condemned.

Commissioner Murguia asked could you get me the broadest possible definition of public purpose. **Mr. Moore** said okay. **Commissioner Murguia** said because I think it's got to be beyond economic development and roads and bridges, so could it be just it's a good public purpose to have a blight removed. I mean, if it fits at all, I think we have to at least go down swinging. We got to be willing to take the property up to bat. **Mr. Moore** said I think we're

looking into that now. There's some proposed legislation that designates certain zip codes, Kansas City, Kansas, Wichita, Shawnee County, to expand that definition so you could do that. I'm not sure of the status of that though. Obviously, we're supporting it. **Commissioner Murguia** said but you can find that out for us. Can you bring that information back to this committee? **Mr. Moore** said sure. **Chairman McKiernan** said excellent.

Chairman McKiernan said a great discussion. Appreciate staff bringing this forward and looking for additional ways to get leverage so that we can maintain or keep blight out of our neighborhoods because certainly we all know how negatively it affects neighborhoods where it is found.

Commissioner Townsend said, Chairman, before we leave this topic, I did have some questions for this discussion. The first one deals with who exactly are we targeting with the anticipated ordinance? How are we going to define perpetual violators?

I noticed in the summary they talk about possibly people with a third violation of any code issue within two years. We also talk about people having five or more similar violations within a two-year period. First of all, who are we targeting first?

Secondly, I'd like to know how the ordinance that we're contemplating, or being asked to think about, would differentiate, or work in concert with, the code enforcement administrative fine process ordinance that this committee discussed and moved forward this past January and February. How will this be different? How what we're talking about now be different than the process that we just discussed two months ago?

Mr. Talkin said, Commissioner, I can answer I believe a part of that. We brought this forward for the discussion to figure out what these thresholds would be to determine that perpetual violator or that habitual violator. As far as the administrative versus the criminal process, we believe that no matter which process they're in, if we confirmed a violation then it would go towards that count. Depending on how many times we deal with somebody, our plans are to initially start off now with the administrative process once we get that underway. As discussed in the standing committee when it was approved, we're going to apply that to a limited number of processes first, all of our abatement cases which are weeds, trash, inoperable vehicles,

and our structural cases. What we mean by structural is not necessarily the house is falling down, they need paint, roofs, things like that.

No matter what process we're doing, we're planning on starting off with the administrative process first, then using the court criminal process as a more aggressive nature because we believe through the administrative process, first of all, we might develop contacts that makes it easier to get a summons and get somebody served and in court. Not only that, at that point, it's another option.

I'm kind of getting off target, but I would also bring up at this time that maybe we don't get rid of the jail time because when we do the administrative and then to go the criminal, we do believe that jail might have a role in that purpose at that time because that will be the most aggressive we'll be is in the court if at all possible if we can get somebody in there. We know that we need to limit. We have other criminals that need to be there that are probably way more severe crimes, but we would like it to still be a threat. We think, occasionally, it could be used especially in this scheme of administrative then to criminal.

Anyway, no matter administrative or criminal, each time we have a violation, that would be considered in the count and no matter what direction we are going. Once again, we're here tonight to kind of discuss what we feel those thresholds should be.

Commissioner Townsend asked what will be the tipping point to move something from the administrative process to possibly this new ordinance that we're contemplating that has jail time as one of the punitive measures. **Mr. Talkin** said we believe the first process would be the administrative. We think that we will be able to get and hold a few different, let's say areas, more accountable. One of those would be corporations in the administrative process where people hide behind the corporations. They can hide behind the corporations, but if they don't pay the bill, we're going to put it on the property. That doesn't stop us from doing that where an individual, it kind of helps in that area. It also helps for those property speculators that are just hanging out there, just out of town, out of sight, out of mind, thinking that we can't do anything to them because they're out of town. We have people tell us that all the time. Some of those properties are developed properties in residential neighborhoods that are getting very active again. They're going to pay their taxes or lose it and they have a lot of value.

On the administrative side, we believe, that's going to have a little bit more of a kick in the rear to people that we didn't have before. You're still going to have those that you place a

special and you aren't going to get them paid just like we were talking a while ago, but we believe there's a niche that will definitely help there.

Now, if in that process we have a tiered setup, \$250, \$500, \$1,000--\$100, \$250 and \$500 is the way we escalate that administrative fine. We believe when we get up to the \$500 range, we can do that as many times as we see necessary. However, if we have that person, we know where they're at, and we know that they have clear ownership, then we may be starting to inconvenience them with having to appear in court. We communicate to court that we've already done this administrative process and they're still not listening, therefore, asking the court for more aggressive action up front instead of like we do now. The first time violator there gets a little bit more leeway because they're the first-time violator. We're asking to jump around a little bit of that because we've already went through a lot of issues with these individuals.

Commissioner Townsend said thank you. That helps put it in perspective because I was concerned that we may have addressed some of these issues, so I wasn't sure what the goal of this particular new ordinance would be. So this is the next step after the administrative process has been exhausted. Would that be a fair statement? **Mr. Talkin** said that's correct. **Commissioner Townsend** said thank you.

Chairman McKiernan said I think this has been a great discussion. Appreciate you bringing this forward. We'll continue to work through this, and I would assume that we will be discussing this again in the future. I look forward to continuing this discussion.

Action: **No action required.**

Item No. 2 – 150043... COMMUNICATION: LAND BANK APPLICATIONS

Synopsis: Communication requesting consideration of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Board of Trustees has recommended approval of the applications.

95 Applications for yard expansion, unless noted otherwise
 3304 N. 57th St. - LaVerta Hulse for a garden
 235 S. 21st St. - Brenda Juardo for a garden
 1007 Seminary St. - Pleasant Valley Baptist Church for parking

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1700 N. 7th St. - New Bethel Church, Inc. for parking
1702 N. 7th St. - New Bethel Church, Inc. for parking
1704 N. 7th St. - New Bethel Church, Inc. for parking
12204 Pebble Beach Dr. - Katherine Dodd for single-family construction
220 S. 8th St. - Joannie Hillesheim
3544 R N. 59th St. - Leonita Davis
2921 S. 53rd St. - Gary Eisele
2943 N. 27th St. - Doris Winston
1511 N. 18th St. - Ann Bridgewater
823 S. Mill St. - Alicia Hook
1705 Walker Ave. - Luis Amiel
4729 Farrow Ave. - Roy Perez
1970 Franklin Ave. - Inda Scheuler
2320 N. 9th St. - Aldama Socorro
13646 Martin Luther King Ave. - Jeffery Barger
334 N. 40th St. - Ricardo Berumen
3530 N. 35th St. - Michael Jackson
1860 S. Pyle St. - Wilberto Linares
1231 S. 40th St. - Sergio Castillo
654 Rowland Ave. - Eugene Hall
1707 Waverly Ave. - Ernest Moore
1928 N. 26th St. - Roberto Maldonado
2930 N. 12th St. - Francisco Torres
27 S. Tremont St. - Olga Flores
2952 N. 35th St. - Jason Young
2115 Lombardy Dr. - Carl Campbell
3306 Freeman Ave. - Lidia Mejia
1432 S. 29th St. - Pedro Salazar
2912 Washington Ave. - Reyna Rodriguez
3036 N. 42nd St. - Ruben Weaver, Sr.
2905 N. 13th St. - Eh Tee Ta
2942 N. 43rd St. - Manuel Hernandez
812 Quindaro Blvd. - Jacquetta Noble
1934 N. 25th St. - Sam Soundara
342 N. 40th St. - Linda Clark
61 S. 26th St. - Felix Luque-Borquez
3015 N. 48th Terr. - Ubertino Contreras
318 N. 20th St. - Reynalda Morales
85 S. 19th St. - Jose Alfredo Soria
6838 Webster Ave. - Madella Henderson
2113 S. Ferree St. - Michael Mitchell
535 S. 71st St. - Jason Indorf
124 R N. 98th St. - Charles Stites
329 Walker Ave. - Warren Robinson
2315 N. 47th St. - Roxanne Robertson
403 Troup Ave. - Steven McCord

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429 Quindaro Blvd. - Steven McCord
2218 Garfield Ave. - Talishia Robins
1532 Yecker Ave. - Kenneth Ellison
1955 Stewart Ave. - Maria Murillo
1739 Haskell Ave. - Marchita Butler
2204 N. 11th St. - Margaret Richardson
2430 Farrow Ave. - Shellaine Bradford
2312 N. 26th St. - James Wheeler
2519 N. 18th St. - Joseph Esry
1300 S. 36th St. - Alejandro Aguilar
2817 N. Tremont St. - Dorothy Youngblood
1115 S. 40th St. - Rosa Fisher
1905 Parallel Ave. - Francisco Ramirez
1923 Parallel Ave. - Francisco Ramirez
1506 Richmond Ave. - Tanya Bland
3608 Garfield Ave. - Peggy Graham
937 S. 135th St. - Kevin Cook
1603 W. 39th Ave. - Leslie Karnahan
1130 N. 32nd St. - Guillermo Medina
1513 N. 17th St. - Carol Evans
29 S. Tremont St. - Michael Valentine
3020 Parkwood Blvd. - Eric Jones, Sr.
2150 S. 38th St. - Adela Moreno
940 Kansas Ave. - Richard Sanchez
1607 N. 55th St. - David Stracke
430 Troup Ave. - Elsy Segovia
1917 N. 11th St. - Juan Martinez
3228 Brown Ave. - Juan Franco
3240 Cleveland Ave. - Truman Road Corridor Assoc., Inc.
650 N. 62nd Pl. - Tecumseh Long, Jr.
1707 N. 25th St. - SC & ND Real Estate Investment, LLC
2720 N. 20th St. - Eddie Williams/Doris Jones
219 N. 27th St. - Vickie Browning
2234 Richmond Ave. - Dennis Smith
940 Kansas Ave. - Rogaciano Meza
1981 Richmond Ave. - Marco Mendoza
2305 N. 11th St. - Fernando Apodaca
2416 N. 11th St. - Bryant Huskey
1333 Oakland Ave. - Eric Jenkins
2203 N. 45th St. - LaTuessa Halliburton
1354 Brown Ave. - Edward Taylor
1836 N. 18th St. - Steve Jaklevic
1846 N. 18th St. - Steve Jaklevic
228 S. 21st St. - Wade Lytch
2015 S. 51st St. - Argus Rothmeyer
3010 N. 32nd St. - Isabelle Riley

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Chris Slaughter, Land Bank Manager, said we have a couple of applications tonight. What happened is that we have identified some properties and we did a letter campaign letting the adjacent property owners know that there is Land Bank property next to them. It's available for sale and we got pretty good response on it. That reflects in the number of applications tonight.

It, again, was very successful; however, it took a lot of time. I don't know how often this is something we'll repeat, but at least it's something we're looking at doing at least on an annual basis, maybe twice a year or something like that. Definitely as new property comes into the Land Bank per the current policy, we will continue to do that as well.

There are some that I want to point out. Also, with the system of getting this information so you guys have plenty of time to digest it a couple of weeks earlier, the last column that addresses the Advisory Board and their communication, there is one that has changed. Again, we met after this was submitted so that's why it said approved on there, but we do have one property that the Advisory Board is recommending that we deny. I'll give you reasons why I believe that that's probably the proper course of action. There are a couple that I've been contacted that are no longer interested in the property, so I'm going to give you those addresses: 1970 Franklin - they have indicated that they are moving so they would not want the property. 2204 N. 11th St. - was indicated it's an elderly person. She doesn't believe she'll be able to maintain the property and her family's indicated to her that they will not be available to help her maintain the property, so she has decided at this point that now is probably not a good time.

We did have two for 940 Kansas Avenue. We did a best and final. The deadline was last Friday. I only received one recommendation, so the application from Mr. Meza we're going to ask that that one be denied. He did not respond. I did not receive anything.

Commissioner Murguia asked what's the address on that? **Mr. Slaughter** said 940 Kansas Avenue. **Commissioner Murguia** said I don't show a Meza. **Mr. Slaughter** said there's two. Mr. Sanchez did give me the proper documentation within the timeframe. **Commissioner Murguia** said oh, you're just eliminating them both. **Mr. Slaughter** said just Mr. Meza. We're going to ask that Mr. Sanchez be awarded the property.

The last one is 2921 S. 53rd. Again, in meeting with the Advisory Board, it was brought to my attention that there had been some code history. In doing my checks, where a lot of this history had happened, the applicant had no longer lived there or actually was renting the

property. In the checks that I have to do to maintain whether they're a code violator or not or if they currently have anything, it never registered other than the current address that they have listed on their application. **Chairman McKiernan** asked which one was that. **Mr. Slaughter** said the name is, I believe it's Eisele, 2921 S. 53rd. It should be about maybe 10 or 12 down. **Chairman McKiernan** said so that one's coming off then. **Mr. Slaughter** said with a strong recommendation from the neighborhood groups, it was pretty much recommended that they don't believe this individual would be a good steward of the property. We're prepared, if you guys feel warranted, to deny that application and we'll just keep the property in the Land Bank and try to come up with maybe another idea to use it.

For the record, if you want me to read off the other addresses, I'd be more than happy to do that. **Commissioner Murguia** said no, that's okay. **Chairman McKiernan** said as much as we really would love to hear that, so we have taken four properties off of the list that you originally gave us. **Mr. Slaughter** said correct. **Chairman McKiernan** said one of which is one of two applications for 940 Kansas.

Mr. Slaughter said in a way I think what we need to do is take two off and then two would need a motion to be denied. Then I'll send correspondence to them. **Chairman McKiernan** asked which are those two again. **Mr. Slaughter** said the 2921 S. 53rd and then the 940 Kansas Avenue application for Mr. Meza. **Commissioner Murguia** asked need to be what. **Mr. Slaughter** said denied. **Chairman McKiernan** said to deny those two. **Mr. Slaughter** said the other two, just we're not going to consider those anymore.

Chairman McKiernan said we have then a total of three motions would be necessary to take this list. Before we get to the motions, are there any other questions or discussion about any of the remaining parcels on this list?

Commissioner Murguia asked Chris, to your knowledge, none of these people have had or currently have code violations. **Mr. Slaughter** said correct. They currently do not. **Commissioner Murguia** said they currently do not, but they could have in the past. **Mr. Slaughter** said they could in the past. Generally what I do is I'll check anything maybe since we're so early in 2015, if there's some that shows up for 2014, I'll look into it, see what it was. Generally, if the code officer indicates that it's closed, or sometimes I'll contact them and they'll

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say you know they had some trash in the yard. We sent them a letter. They got it cleared up and everything's fine, other than that they're okay.

Commissioner Murguia asked so what happens if today we deed over this property to them and then they fill it up with a bunch of used cars. **Mr. Slaughter** said if it's within the first year, we have the right to retain the property. **Commissioner Murguia** asked to take it back. **Mr. Slaughter** said yes.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Walters, to deny the applications for 2921 S. 53rd St., Gary Eisele, and 940 Kansas Avenue, Rogaciano Meza, and forward to Land Bank Board of Trustees.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, Markley, McKiernan.

Commissioner Murguia asked do I have to make a motion to remove 1970 Franklin Avenue and 2204 N. 11th? **Mr. Moore** said you could make a motion to approve all the ones except for those. **Commissioner Murguia** asked I can do that. So we only need two motions.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve the remaining on the list with the exception to 1970 Franklin Avenue and 2204 N. 11th Street and forward to Land Bank Board of Trustees.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, Markley, McKiernan.

Chairman McKiernan said we have additional applications at the end of that list, correct? **Mr. Slaughter** said yes. We have some transfers. These are City of KCK and Unified Government properties that we're asking to be transferred into the Land Bank. I can give further information if needed.

7 Applications for transfers to Land Bank
 5122 Crest Dr. from City of KCK
 4821 Crest Dr. from City of KCK
 4718 Crest Dr. from City of KCK
 5127 Crest Dr. from City of KCK

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2805 S. 51st St. from City of KCK
 2859 Highland Dr. from City of KCK
 (Future development with a not-for-profit in the Highland Crest neighborhood)

1508 Quindaro Blvd. from Unified Government
 (Land Bank has been contacted by owner of 1510 Quindaro Blvd. to obtain)

Action: **Commissioner Markley made a motion, seconded by Commissioner Murguia, to approve and forward to Land Bank Board of Trustees.** Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, Markley, McKiernan.

Item No. 3 – 150046... REQUEST: ADOPT REVISED LAND BANK POLICY

Synopsis: Request to approve a revised Land Bank policy, submitted by Chris Slaughter, Land Bank Manager.

Mr. Slaughter said the final item is we brought back the Land Bank policy from the last discussion. We were given some direction on some additional information that was needed to help you guys make the decision and hopefully we’ve provided that. Mr. Welsh from Legal, I thought, put together a very elaborate and eloquent summary. We can go back into the nuts and bolts if we want to or we’re here to entertain questions. I’ll just leave it at that.

Commissioner Murguia said, Chris, I was the one that actually asked you guys to provide, and you’re welcome to call me out on that, I was the one that asked you to bring me back the changes. What I didn’t understand at that time is that it was more just a more formalized version of the existing policy with some more detailed tweaks to it.

Believe it or not, you gave it to me and I went through it. Not my strong suit, but I went through it in detail and it was fantastic. You guys did a great job I thought. I just had two questions and they should be relatively painless.

First one, we are accepting structures into the Land Bank? **Mr. Slaughter** said correct. **Commissioner Murguia** said and I understand some of that will be strategic and won’t necessarily be all structures, but we do have the capability to do that, correct? **Mr. Slaughter**

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said correct. We've technically always had the ability; we are just going after it with more gusto. **Commissioner Murguia** said yes. **Mr. Slaughter** said if that's a proper adjective. **Commissioner Murguia** said that's what I understood also.

Talk to us just a little bit about -- I have my own thoughts on this but before I just leap into it, I want my fellow commissioners to understand the role of the Land Bank Advisory Board. **Mr. Slaughter** said currently the Advisory Board, as the name describes, is to advise us. They're generally made up of NBRs and the Livable Neighborhood Executive Board. They represent a wide portion of our county.

They're very instrumental. I think what we just had the discussion earlier about the application from the one person, if I wouldn't have gotten the input from them, we would have probably approved that tonight without being the wiser. Then down the road, the Land Bank would have probably been staring at some very upset neighbors and the process of going through to get that property back.

What we're asking here in the future is to expand that Advisory Board to include some staff members, various departments that's outlined in the new policy, to give us more of a broad approach, to not only is this the right applicant for this property, but also direction on where are our strategic target areas. How do we get the right type of developers and investors into our community? Who are our partners? How do we make some of our smaller partners into those better partners? That's the direction we'd like to see the Advisory Board go to.

I will add, if I may, again, their role is to advise. They do not have the authority to approve an application. They don't have the authority to deny as much as the earlier they made a recommendation to deny. You guys still had the authority to approve the application.

Commissioner Murguia said I guess I have another question then. In this group of staff people, well first of all, can somebody apply for a vacant lot out of the Land Bank and still get that vacant land and owe delinquent tax on another piece of property or do you check that? **Mr. Slaughter** said we do check. Actually that's one of my easier checks to do based in our tax system. What I do based on their, what they call a name ID, their identifier, it brings up pretty much all the property registered. Now, if they're John Doe as an owner and they're John D. Doe as an owner and they're J. Doe as an owner, that sometimes may take a little longer. If I'm not aware of that, I may miss that, but generally we have the ability to check that. If they're

delinquent, then we'll send them a letter or we'll reach out to them asking them when can you get these taxes paid up. If not, we're going to hold and not advance your application.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve and forward to Land Bank Board of Trustees.

Commissioner Townsend said I guess the simplest thing to do would be just to go through page 1 -- I've marked some of the questions that I have to put this into perspective.

In Conditions Set on Land Bank Properties, we talk about holds on different areas for development. Didn't we have a discussion about limiting commercial holds for a certain period of time and wouldn't this be the place where those changes or limitations would be incorporated? **Mr. Slaughter** said we did have a past discussion on that. I would imagine here in probably May, we will be bringing back our annual discussion on that. I was kind of holding until that discussion to really see what direction you guys wanted to take that, whether we needed to really be providing more specifics, keep it the way it is, adjust it, that kind of discussion. **Commissioner Townsend** said well, see, that's what I thought we had had and that would have been what I expected to see in here. I'm not sure how beneficial it would be to keep going over and over the policy without incorporating what we've already discussed, unless there was no definite determination, but I'd thought we'd had a discussion about that and being able to go back to these developers and challenge them after a certain amount of time, what are they going to do and what are their intentions for certain areas. That was one thing that I noticed on page one.

Near the bottom of page one where there's a strikethrough through the sentence "The Land Bank Board of Trustees reserves the right to accept or reject all proposals without cause." What was the rationale for withdrawing that? Isn't that something that we would want to retain, a power we would want to retain?

Mr. Welsh said I'm sorry, Commissioner. As far as, I think that you're looking at the old policy. So as far as hold areas are concerned in the new policy, I guess first I would say that my understanding has been that the establishment of hold areas has been more the bailiwick of Economic Development; however, the new policy basically just provides that the Land Bank is going to work in concert with Economic Development, maybe concert is too strong of a word,

but they're going to be aware of hold areas. As the Land Bank conducts its business, is going to support whatever hold areas are established by Economic Development and work with them in that capacity. So on the second part of your question, could you repeat that?

Commissioner Townsend said the second part of my question, would the other issue about not so much hold, but the right to reserve or right to accept or reject all proposals without cause, that was the bottom of page one. **Mr. Welsh** said and that is retained. Several places in the new policy it's provided that the Board has complete discretion to approve or deny. The policy sets out lots of ideas about considerations that are going to be made when looking at a policy, but it's made very clear that on a case-by-case basis the Board can approve or deny without cause. **Commissioner Townsend** said I apologize. Maybe I'm looking at the wrong thing; maybe it's still the effect of anesthesia. **Mr. Welsh** said I've got some of that too. I was at the dentist.

Chairman McKiernan said, Colin, what you're saying though is that even though on this red-lined, strikeout copy we have, that line is struck at the bottom of page one. That intent, the right to accept or reject without cause, is maintained in another section. **Mr. Welsh** said absolutely. **Commissioner Townsend** said okay, that's my concern because that seemed to be a power that we would want to retain. **Mr. Welsh** said sure. Chris did the red-lining. It was very difficult for him to do that because the policy is completely different in structure. All the language is in different places. Again, red-lining is somewhat futile.

Commissioner Townsend said let me ask the remaining questions that I had, then, in light of that, because it may be addressed somewhere else. On page two of the copy that I have where they struck through Applicant's Proposal to Forward to Unified Government Standing Committee for their Recommendations to the Land Bank. Is that power retained somewhere else, because I cannot imagine not going through what we just did for the 90 some properties. Is that right retained by the Standing Committee, particularly this one? **Mr. Welsh** said yes. We're going to continue that same process. That's correct, right, Chris? **Mr. Slaughter** said that's correct.

Commissioner Townsend said on page three, in the two sections that are talking about Purchasing Land Bank side-lot Programs and Process for Purchasing Land Bank Properties, is the right or the option, let me use that word, to purchase properties from the Land Bank just as some of these 90 citizens just did, whether or not it's a side-lot, maintained in the new

procedure? **Mr. Welsh** said yes. Side-lots are in the new policy. Regardless of it's a side-lot or not, they will have—**Commissioner Townsend** said those were the main concerns that I had.

Chairman McKiernan asked any other questions or discussion about this particular policy revision. We've had a motion and a second to approve as submitted. Hearing no other discussion, roll call please.

Action: Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, Markley, McKiernan.

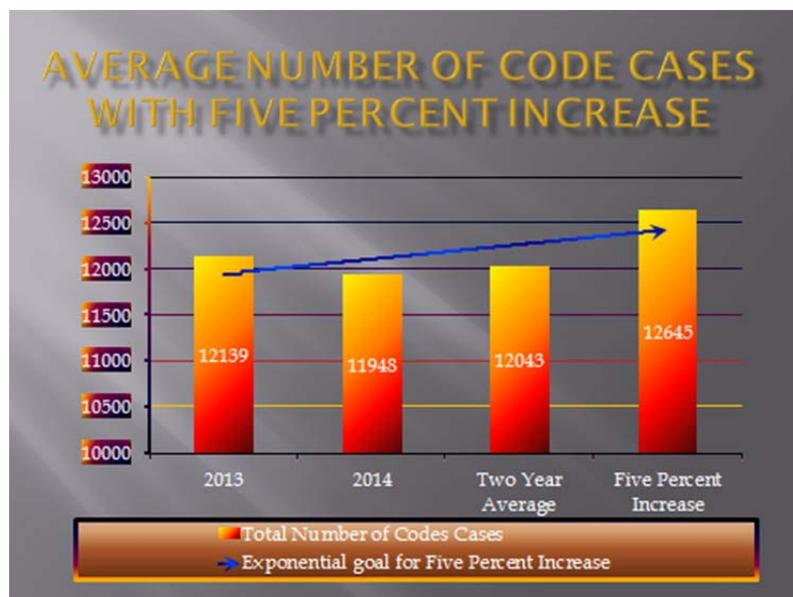
Measurable Goals:

Item No. 1 – 150041... MEASURABLE GOALS: NEIGHBORHOOD RESOURCE CENTER

Synopsis: Measurable goals for the Neighborhood Resource Center, provided by Greg Talkin, Neighborhood Resource Center Director.

Greg Talkin, Neighborhood Resource Center Director, said under the Neighborhood Resource Center, there are five different divisions plus the Livable Neighborhood staff. Direction was, for the department, we were to give one goal for now that we already measure.

The one division that I have that seems to get the most attention from the governing body is Code Enforcement. Commissioner Murguia, part of this came from one of your requests, although it may not be the percentage you asked for, we're proposing a five percent increase in our overall Codes cases for this year, for 2015, compared to the last two years' average, which is a little bit higher than what last year's cases were.



As you can see here on the chart, the number of cases in 2013 and 2014, our average, the two year average in the next column, we're proposing a five percent increase on top of that 12,043 cases, resulting in 12,645 cases. This is something that we can easily track and already do.

Chairman McKiernan said I think it's great. We've already had this discussion. I would like us to also consider some things, some metrics like percent of cases successfully resolved, decreasing time to resolution of those cases, but I think this would be a great starting place. **Mr. Talkin** said yes. We are going to work on the percentage of cases that resolve through the first notice of violation and so on. Don't have a timeframe with a number of other technology things that we're looking. We've got to figure out priorities on some of these things, including the administrative process has a lot of technology issues. We can hand calculate that right now, and that's what we did in that one presentation; however, we want to get it to where the computer calculates it so we remove any variation that might be in that.

Commissioner Murguia said I was just going to make the comment that with our aging housing stock, especially in the urban core in Kansas City, Kansas, that increasing the number of code violations is great, and I think that's great on that end, but the way to also begin to decrease the number of code violations is as our housing stock ages and becomes available, I want to continue to explore options with you and Commissioner Markley about acquisition and demolition dollars that allow us to eliminate potential blighted rental property. You know what I'm referring to. If

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we're able to really shift some resources to addressing aging housing stock and eliminating the opportunity for someone to buy it at a low amount of money and rent it and have it just depreciate in value even more, if we're allowed to get our hands on it, acquire it and demolish it, then we eliminate some of these future headaches through the Codes department.

I do recognize that a lot of this increase has to do with the housing stock is just getting older. If we, as a government, aren't going to buy it and tear it down and find somebody to build new, then we really have no one to blame but ourselves for this. So great job.

Chairman McKiernan said again, just some further ideas as looking at how to resolve these. It's great to write more tickets, but ultimately with the administrative fine, with what we talked about earlier tonight, we want to look not only at writing more tickets, but closing more tickets, successfully resolving more tickets. This is a great place to start so we have our documentation of what our body of tickets is and now we can look at how we can peel off bits and pieces and get greater resolution. I think this is a great place to start.

You will continue then the discussion about, because we've had this discussion before, about how some of the data that I've asked for is available, but only through basically a hand calculation as you mentioned. We will continue the discussion about what other technology might be needed to implement other reports and other calculations. **Mr. Talkin** said yes. **Chairman McKiernan** said perfect. I like it.

Action: No action taken.

Adjourn

Chairman McKiernan adjourned the meeting at 6:07 p.m.

mls

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