Captioning Transcript of Public Works Committee Meeting – September 13, 2022

"Chair George"
Good afternoon and welcome to public works committee. This meeting is being held pursuant to KRA, 61 dot 806 and in accordance with Council rule 5 a.
I'm Nicole George Committee Chair and I'm joined today by Vice Chair Stuart Benson and committee members.
Dorsey Hollander Flood and Ackerson were also joined by Council Member Blackwell
Today we have 3 legislative items item. Number 4 is going to be held at the request of the sponsor.
And we also have 1 special discussion item. I'll be calling items and I'll be calling the agenda and a different order starting with item number 5.
3, and then 2, and then we'll go into our special discussion and I want to say on the front end of this, I'm looking forward to really focused conversation because we have so much on the agenda. So I appreciate focus conversation.
Okay, so, with that item number 5 R dash 125 dash 22 a resolution to accept on behalf of Louisville Jefferson County, Metro government a transfer to the title ownership,
maintenance and operation of a roadway and permanent easement from the Kentucky transportation cabinet, spring, Dell road. May I have a motion motion 2nd. motion motion second
Motion by Council Member Piagentini, seconded by Council Member Flood I see. Public works is here before us today, Mike. Would you like to share. Who you are, and what your role is and a little bit about this.

"Mike Penick"
Good afternoon everybody, Mike Penick Metro Public Works. I'm the right way.Manager and project manager for engineering and transportation projects and spring Dell road is already a metro public road. We've been. Maintaining maintain lenses existence Springdale Road runs into prospect Eastern, the global area from.
Wolf Pen branch and it ends at.
Uh, long story short, the highway department.
Receive notification that parts of Springdale road were still maintained, or I'm sorry still in their deeds as ownership and have never been transferred since us.
Springdale had been improved when Jefferson free way and parts of 71 was improved back in the 940 s and the 1960. S.
so, we're just cleaning up and taking ownership of the actual portions of Springdale road that runs parallel to jeff's freeway. And then portion of Springdale that process by 71.
and then portion of springdale that process by seventy one
It doesn't change any maintenance maintenance situations. It doesn't change anything.
We're going to keep more of what we keep moving the state's going to keep moving what they keep going, but we're just cleaning up those deeds and putting those actual properties in the name of global Jefferson County, Metro government, and not Commonwealth of Kentucky.

“Chair George”
Okay, excellent. And I know we heard from Councilman Reed’s office and I know he is supportive of this. Does anyone have any questions.
I'm looking at queue now.

I don't see anyone in the queue. This resolution allows for a voice vote all those in favor. Please say, aye aye any opposed.
All right, thank you, Mike, thank you. For your time the resolution passes and we'll go to the consent calendar.

“Chair George”
Next on the agenda, we have item number 3.
Dash 197 dash 22 an ordinance, amending the loyal metro code of ordinances section 50 dot 57 to define condominiums in the comprehensive stormwater drainage authority. May have a motion. may have a motion
Motion by Councilman Piagentini, seconded by Council Member Dorsey, the ordinance is properly before us.
Councilman Piagentini,

“Committee Member Piagentini”
thank you, Madam. I went through the need for this. The last meeting gave some description, but just as a quick recap the intention and what this does.
Is, uh, treats particularly people who live in a townhouse type.
Single family homes, it treats them more like, more traditional, single family homes and how their drainage costs are charged to them from.
Uh, to be clear, we are not talking about sewage treatment, sewage treatment in those charges. We are not talking about water.
We are talking about a it's a flat rate charge that all homeowners are billed typically between 11 and or 10 to 11 dollars for a single family home. But what is considered class? Those are class 8 properties, single family homes.
Class B, properties, um, which are which the intent of it was for sort of high rise, more dense housing.
Uh, multi family, home units, they get charged a marginally higher rate.
Uh, that is due to the additional drainage. That is create a run off.
That is created, because it usually means surface parking and a lot of other impermeable space space on the land. Um, in looking at it, uh, in more detail.
I certainly felt in partnering in month's worth of conversations with, to get clarity on this that it was there was.
Some inequity in how this was being charged again for people that were in small townhouse type homes. Uh, we had I had a resident that brought this to my attention and we delve deep into it. What this ordinance does.
Is it it, it defines or adds if you will.
A single unit condominiums up to 4 residential units into class a property.
Right so that each of those single unit condominium structures again, typically, uh, these are going to look like, you know, side by side 4, PLEXes or side by side for town houses with a common wall in between them.
they will be treated similar to single family homes and be charged one unit which would be closer to eleven dollars per month and drainage fee

whereas right now it's north of twenty dollars per month drainage fee saves those homeowners about
ten dollars a month um coming out to about one hundred and twenty dollars a year uh we've discussed with what the uh and they testified at the last meeting with the overall impact to them would be from a financial point of view um it it
does Come out to about let's call it 350 to 400,000 dollars, uh, across their entire budget and total fiscal impact. They did not balk necessarily the fiscal impact more at the implementation of it.
Um, the, what I'm about to introduce is an amendment by substitution. is an amendment by substitution
This amendment by substitution was negotiated between in my office most of the, uh, verbiage in the.
Uh, now, therefore, section, uh, was adopted from recommendations with 1 or 2, small word changes. Um, we didn't accept all of their, whereas clause changes, because I felt they removed a bunch of them.
I felt some needed to stay in, in order to communicate the intent. Uh, more accurately, uh, but again we were very appreciative of their comments to to get the verbiage in the bottom half the legislation more accurately.
The other thing I'll point out is that we did.
Put an implementation date of august first of two thousand and twenty three just as recap testified at the last meeting that they were looking at a more comprehensive rework of how they're billing this and other aspects of their billing which i think would
end up aligning with what we're trying to accomplish here but we say this jordan shall be effective on august first two thousand and twenty three unless fifty eight four which is what this impacts and related ordinance amended for consistency in which case this ordinance will be void ab initio
And throw some Latin, and there, of course, and superseded. So essentially, this will go away if we make an amendment between now. And then, which covers what this covers and changes things more comprehensively. Um, again, the intent to get more.
To get more what I would consider equitable billing for people that are living in smaller residences as, in some cases they were paying double of what people living in 5 and 6,000 square foot homes were paying for this drainage fee.
So, I would glad to answer any questions otherwise would appreciate everybody's support. Thank you. you

“Chair George”
So really quickly, in terms of questions with the amendment, it looks like what you've done is kind of stepped out classy properties by adding the single unit condominium and the multi unit condominium in terms of the language. Is that right?

“Committee Member Piagentini”
That's correct and I didn't officially say I wanted to adopt this amendment, but you want me to do an hour or hold off in a 2nd.

“Chair George”
I think if you maybe just want to step out, like, I mean, we talked about the in section 3, the date that was established, but if you just want to maybe.
Step out a little bit more under section 1.
Why why single unit and multi unit were pulled out the way they were changing? The what's. The definition of class

“Committee Member Piagentini”
We may defer to the county Attorney's office on this.
But what I will tell you is this was again in conversations with they were making recommendations on language that was more consistent with other statutes and legislation, particularly related to the state.
Um, so we had put out we had a slightly different verbiage that accomplish the same goal and after looking at after, did the analysis again, looking wanted to remain very consistent with the language used by the state.
And other ordinances and laws that are applicable, this was the verbiage that came back and then we accepted it. Yeah, so that was, that's the reason for the amendment by substitution.
It accomplishes the precise same goal, but goes about it by calling them single unit condominiums versus multiple unit condominiums, indifferent indifference to the way that we had done it in the original ordinance.

“Chair George”
Yeah.
Okay, thank you. Councilman Ackerson. Did you have a question?

“Committee Member Ackerson”
No

“Committee Member Piagentini”
Okay, and if you don't mind Madam chair, I would like to make a motion to adopt this member by substitution.

“Chair George”
Okay.
Amendment that substitution is properly before us all those in favor please say I.
Any opposed right? The, uh.
Amended ordinance is before us. Are there any questions on the ordinance? And MSD is here today, thank you for being here for any sort of technical support.
Any any questions okay, this ordinance calls for roll call vote.
The ordinance has 7 yeses. Uh, this will go to the consent calendar at the next council meeting.
Thank you. Oh, sorry. Yes, it will go to old business. Thank you. Good. Catch.

“Chair George”
Okay, next on the agenda, we have item number 2 Dash, 182 dash 2 an ordinance amending the Louisville, Jefferson County, Metro government code of ordinances,

chapter 119 regarding the registration of rental housing to include and assign the director of legal metro codes and regs or designee further administration and enforcement duties regarding the registry of rental housing units as amended.
May I have a motion

"Committee Member Dorsey"
motion Dorsey?

"Committee Member Piagentini"
2nd Piagentini

"Chair George"
I guess this is a motion to un table motion Council Member Dorsey and seconded by Councilman Piagentini at our last meeting.
We talked about the need to better understand cost and I know Director Kirchdorfer is here with assistant director Phil Crow.
And I believe you guys are going to come forward with a presentation to help us better understand.
What we can expect in the way of cost.
And before as you guys are getting settled in, I want to defer to Council Member Blackwell and Council Members Blackwell and Dorsey. If you guys want to say anything about the status of the of the ordinance.

"Council Member Blackwell"
Thank you. I'm good at this point.

"Chair George"
Okay, excellent. We're, we're being very efficient today.
Okay.
Perhaps I should ask for a focused meeting every time.
Okay ,Director Kirchdorfer Thanks for being here.

"Robert Kirchdorfer"
Robert Kirchdorfer director of codes and regulations thanks for inviting me here today to
The follow up on the presentation we prepared for last week.
I'll skip over a couple of slides, but I think Ben Anderson last week, talked on a few of these, that the current run a registry ordinance is just a 1 time registration without any expiration.
So, this would be a big change on that.
Going back in this is the exceptions that are there these type of.
Of units are exempt from the ordinance that's.
That hasn't been changed in the current ordinance draft.
And just to give you some numbers, currently, we have 44,455 units are active registrations.
That includes 32,957 parcels.
Because the current ordinance, if you had a 500 apartment unit apartment complex, you're just getting 1 registration.
And there's no fee to, to give you an idea of our workload that we currently have with our property maintenance and the number of inspectors that we have, we have 11,687, currently open property maintenance cases.
seven currently open property maintenance cases

We made 78,429 inspections completed in fiscal year, 22 that ended July. 1st.
Of 2,218,191.
Cases closed in 22 and we placed 14,343 citations.
Last year and fiscal year I fly 22.
And here's where we start getting some overlap on the current.
Registry we have 3293 registered parcels.
That have open cases on on 10% of those registered parcels have a case.
28.1% of the cases on registered parcels.
6,891 registered parcels had a case at some point during 22.
20.9% of registered parcels had a case in 22.
5,953 inspections were completed on registered parcels in 22.
And 30.5% of the inspections in 22 were on registered parcels.
So, we're getting an estimated costs that we looked at this program to get it started out.
Start it up if we were going to have to make 10% of the.
The inspections of the units, so start up costs, we came up with 3,303,161 dollars. It would require us what we think that would be. The expectations to meet would be 29 new staff members, 18 new vehicles.
to meet would be twenty nine new staff members eighteen new vehicles
The system development fee for.
Sell it to be worked to handle the new system office supplies, uniforms, et cetera desk for the additional staff.
That came up that total the.
To break that down for you all I don't think I have it broken down in 4.
that's 15 inspectors.
We have 12 inspectors doing 10,000 vouchers.
right now the we kind of modeled it is off the inspections and the numbers trying to get in and out and making the inspections
I would take us 8 license and permit specialists because we would have to schedule these with the owners to try to get in. That's something new that we're not doing. That would be scheduling those. We'd need an administrative coordinator to manage that.
This would also be the largest licensing program that we have that we've taken fees from all of our construction review stuff ABC license and stuff like this would be the.
The largest number of a registry of licensing thing that.
Codes and regs would do if this goes through so that we're going in, it would take 2 inspection supervisors.
1 license permits supervisor that manages the support staff and a program manager.
That's what those costs were there and then we got into vehicle costs.
Be 18 vehicles the technology cost.
They just had in there and miscellaneous costs to get the system set up, came up with that total the 2nd year. Once we are able to buy the equipment, get everything set up the 2nd year. The cost would drop down.
To 2,364,000, we came up with these numbers.
We did the cost of estimate we worked that was in late November of last year that we turn this over.
to the committee at the time I
I would say these costs have went up, kind of looked at it. There's probably up to 11 to 12%.
However, I would need to have and be really look at that and be able to give you all the that cost estimate.

on any increases for this so the cost driver drivers annual registration as i said was at one time this would be our largest annual licensing program
That would require extra staff, even when the registration is online we learned the last time. I think you've heard me say this before. A lot of people don't have computers. They came in, they'll show up in our office, want to do it. Don't have emails. We have to go through, we'll answer our phones.
We'll be ringing off the hook. Would have the staff to answer them and help the people and walk them through it.
To get them registered.
The current ordinance has a requirement under 119.03 sworn affidavit.
Folks would have to fill it up unless we worked out something online that they could sign and it would.
Meet the same thing, but being that sworn affidavit, they would have to upload it into our system. We would have to staff to verify that. Open it up. Read it to make sure that they signed. It's not just a blank document.
You know, that would be time. That's the reason why we need the, the additional staff.
Also in section 119.04 registration with live revenue commission.
Which requires receiving proof of registration on every applicant to double check with that.
And also, if they don't have not, everybody has to register with them.
Angie Dunn, is here.
Today that she might be able to answer any questions if you had anything on it because there's a certain dollar amount I think, before that they have to.
To register if they were getting in come on that.
The annual inspections we figured that there's going to be over 120,000 rental units.
Annual inspection random 10% would require. At least 12,000 could be up to 14,000.
Based on some of the numbers to be inspected.
Based on our experience, as I mentioned before they excuse program, it would take 15 inspectors.
To conduct these random inspections, insure compliance. In 22 we inspected 20.
2% of the registered parcels that we currently have. However, most of the inspections, the property maintenance for exterior inspections have responded to a complaint.
Also least inspections are typically.
You know, as a result of the complaint, as I mentioned.
Unfortunately, we don't have the data if it was an interior inspection or not in our current system we could try to search by. If we issued violations, it was an interior violation.
But we haven't run that report. We, we feel that most of them are exterior.
This would require interior and we need to be scheduled with the property owner tenant from our experience with section 8. even when you get those scheduled.
Something comes up, there's no shows trying to get in that sort of said, it's probably going to take us.

On average probably a case, maybe 2 over the year to get in and then to follow up, if there was a violation, and sometimes it could be 33 inspections.
The equity concerns, other concerns I think it's brought up that you all have mentioned in the.
The fee structure is currently written in the ordinance it's basically the same fee. If you have 1, or if you had.
500 units would be 1 fee.
So, I mean, that's something needs to be addressed only random selected needs. We essentially have to pay a fee the next year.
That's going to be undertaking if we have to go in and search our system to try to go back in. Where do you go back in and do that? Not to say that any, you didn't have a violation because we didn't inspect it.
It was on the other 1, so that would be an extra.
You know, search that we would have to do staff would have to perform that.
And also the ordinance has proposed would be revenue negative after the 1st year.
The data retention, period for building permits is 5 years.
The proposed Ordinance exempting renovated properties for 10 years.
So, we might have that data we might not that's going to take another search and then the building permits. I think we've talked a little bit about that, you know, if it's renovation or new, but.
You really would have to click on that permit and look at the stuff to see what all the details were because we won't be able to tell by just some of the outliers that are captured.
We'd have to get into a manual search. The annual report out the council requires reporting of data. That's not being required to be collected by the registration.
Examples total number of occupied rental units housing units.
And available units from rent, we.
We wouldn't have yes, we'd have the total number of units there, but we don't know if they're occupied here.
Or, not at the time.
The other, the other thing that I know we've talked about the fee structure of the penalties.
Talking with Ben Anderson.
Our current property maintenance has the steps of the 100 dollars.
We, we talked about that that would be the simplest for us to go.
Would be 100 dollars for the 1st, 1 the 2nd inspection it would go up another 10,200.
The 3rd would be 3 if they didn't come into compliance, it's just the way the system is set up that's already in our property maintenance program and trying to put out a different fee structure in that while they're doing it.
Yeah, but it might cause some complications just to tell you on that.
Question,

"Chair George"
excellent. Well, thank you director and, um.
I think it's important to know that the concerns that you mentioned, perhaps with the exception of the.
concerns with the annual report have been noted and are being discussed and I do feel confident I want to speak for my colleagues and fellow co

sponsors but do you feel like we're going to see some amendments and will hopefully be able to do the bulk of those all at once also when acknowledge we've been joined back Council Member Arthur
With that I'm going to start to take questions in the queue. I want to ask that for purposes of this conversation for today. We're not going to vote on this ordinance today.
If we can cap the questions in 15 minutes that will allow time for our solid waste folks to present their special discussion. Because I believe is part of that discussion there's a time sensitive component. So, with that Councilman Ackerson

"Committee Member Ackerson"
Thank you madam Chair, Robert, I'll be quick with my questions. Hopefully we click with the answers. Also. You said it would be a negative. Revenue in year 2, what do we how much we talk about it being in the whole.

"Robert Kirchdorfer"
Well, it was, it was going to take us.
On that over the 2Million, if you go in and there's 12,000 units and multiply that 50 dollars.
If everybody paid, it wouldn't coming up with that, that number and then there was exemptions to that.
If they didn't have the penalty, if they didn't have penalties, they would be exempt. So you wouldn't even get that full amount.

"Committee Member Ackerson"
So, the 1st year is 100 after that, it's 50 dollars a number of those drop off. Is it fair to say that we'll have a 50% reduction in revenue? Safe guess.

"Robert Kirchdorfer"
Probably so I don't have that in front of me right now.

"Committee Member Ackerson"
We're just shoot from the hipper. I mean, roughly guessing 50 I saw 3.3Million is the start up costs tells me that we're roughly 165Million in the hole in year. 2.
I guess

"Robert Kirchdorfer"
we were going to bring in I know the 1st year if the number of units based off, what we had was going to be over 4Million dollars would cover the cost.
So that 2nd, year at the 50 dollars, we just don't know have a good number of.
Where that's going to be, it's going to drop that down in half. That would be 2Million but then we have the reduction.
If they don't have a penalty fee, they would, it was going to be waved. So if we only inspect 10%.

"Committee Member Ackerson"
So, in theory we could be looking at a 22 to 2.5Million dollars.

Budget shortfall in anachronisms. Is that a fair assumption?

"Robert Kirchdorfer"
I would say at least half of that.
That 2nd, year, if we were only going to bring in, if we bring in 4Million, if everybody paid.
And it's going to be less with that, unless we find out that number, which we don't have and I can't calculate it at this time.

"Chair George"
If may ask really quickly because this is an alignment with that and I don't see Monica Harmon here I know she estimated that only 90 per or that.
Only 10% of those properties inspected would result in a code violation with a corresponding penalty. Do you know where that name number came from?
That is to say that 90% would have no violations.
And I know of course people would get noticed before they get cited. So, I mean, before they get fined, so that's not a guarantee of revenue. I'm just interested to know where we can.
We don't know.

"Robert Kirchdorfer"
No, I think you asked me that I tried to. I couldn't

"Chair George"
that's a question for Monica. Thank you. Councilman Ackerson

"Committee Member Ackerson"
Just this 1 and then another quick question on the knowledge tender.
We talked about I heard you mentioned the fines 1,020,300.
Based on your experience with code enforcement to me.
100 dollar fine is nothing. If you, if you're a property investor and you own a large complex.
Or if you've got multiple properties, I mean, it's, it's.
It's almost appears like I'll roll the dice. See if you guys come out and catch me in. If you do the 100 dollar slap on the wrist is is opinions nominal.

"Robert Kirchdorfer"
Well, let me just go back on our truly problem properties.
It's usually not a 100 dollar penalty if the 100 dollars didn't get their attention.
That 2nd inspection and on a regular property maintenance, usually it's not just.
1 penalty it's a 100 dollars for each violation.
So, if we're doing a true property maintenance violation.
If we went in there, this is just for not in compliance with the.
Rental registry is that fee, but if there were 3 violations, and we came into citations.
It would be on those property maintenance violations also. So.
Those would start adding them fast.

"Committee Member Ackerson"
Well, that makes me feel better the way you've explained it, because I worried about the punishment.
Not carrying the teeth that we needed to carry.
The final question is this an analogy rising this proposed ordinance with, for instance, our short term air BNB rentals.
My understanding is that we're having problem getting compliance with registering those.
Short term air BNB I didn't know if you could comment on that and how this might be analogous to that situation as far as a problem with compliance.

"Robert Kirchdorfer"
I did want to make 1 comment on the short term rentals. I am not the agency to talk about that because planning design.
And those registrations, however.
In comparison currently when we looked at it, they only had 1275 registered.
So, compared to the short term rental to the long term rental.
And ultimately, 344,000 of registered already.
So, I mean, these numbers, this is a much larger program.

"Committee Member Ackerson"
Gotcha, I'm sure Thank you. Thank you. Robert, thank you.

"Chair George"
Councilman Piagentini

"Committee Member Piagentini"
Thank you. Madam chair. Look, I'll summarize for for future conversation.
I share your concerns the detail and other concerns around equity.
I would actually add a few for example, we are.
Um, randomly you kind of mentioned it in another place, but we're randomly doing 10% with no look into.
Whether or not those properties have had violations before so we're going to be inspecting a bunch of people who are good actors. Right? And basically, which increases the cost for good actors right? I want 100% support the intention.
of what this is getting at particularly around
Um, repeat offenders.
Who are renting? Long term rental property. Okay. Um.
My question today, would I want to understand in more detail?
Is why aren't we hammering those? Uh.
Landlords right, what I see happening here is.
Frustration by my colleagues that.
Our current laws, and, or our execution of those laws are not properly holding the worst offenders accountable.
And they continue to operate somehow either through it's still financially viable for them to pay fines or they play the game with the city where they pay a few fines and then fix things moderately.
And then it breaks again and paste 56 things and always stay on the line of compliance. So, for example, 2, quick questions 1 is. is
How many property owners don't register.
In the registry,

“Robert Kirchdorfer”
that's a that's a hard 1 right now, because the way the ordinance is written I mean, we have inspectors going out when they make an inspection, they.
Double check if it's 2 units, it's easy to see if it's 1 unit.
If they don't talk to the person, they don't know if it's a rental or not. So we're constantly adding more by signing them. When we go out there have a complaint go out. If they weren't registered.
They will become registered, so, I mean, it's.

“Committee Member Piagentini”
But you'd acknowledge there's, there are people there are landowners, not registering. We have no clue how many there actually are and chances are those are the least compliant people in the community. Correct?

“Robert Kirchdorfer”
I would hope that most of these aren't because I would hope that.
The worst that people with the system we have in place today.
If the tenant, if there are problems, and they, they call it in and we need more people to call it in. We have a program in place that we will address it. Okay.

“Committee Member Piagentini”
Um, but nonetheless, it's, it's not a stretch to say that just like when we had when it when.
A concealed carry permit was still required for deadly weapons in the state that the people that weren't applying for those were criminals that same thing applies here. Right?

“Robert Kirchdorfer”
In some cases some.
You know, I've had some people came, hey, we didn't know it. We've had the same tenor for 20 years. There hadn't been a problem. They found out they.
They forget so on

“Committee Member Piagentini”
my other question is, why aren't we going all the way and more frequently all the way to foreclosure.
On repeat offenders what is stopping us, because it seems to me if we laid the hammer down, and I call that at foreclosure on those, that are the worst repeat offenders right? And put those properties back on the market.
So that a more reputable, somebody was following the law, picked up the property and started maintaining it properly that.
We would number 1 be by default weeding out the worst actors and then number 2 be sending a signal that we only want good actors participating in the market. So.
Why don't we, how often do we do that? And why are we doing that more often?

“Robert Kirchdorfer”
I can speak a little bit on foreclosures however, that it's in developed level that handles our foreclosures that will go in the land bank. Laura Grabowski’s group will handle those foreclosures and they are funded.
Can only do so many however, our worst defenders and accounts receivable, they will go in and look at a study came back in and they've went after and tried to go and file civil.
Penalties on stuff to take assets from the number of properties and apply those on others and they're regularly doing that each year.
It's trying to get the worst of the worst that we found where they own multiple properties. They always money.
And we've tried to address those,

“Committee Member Piagentini”
so you're saying, I really should go with you just keep finding them at the end of the day. It's develop level that even decides who to go after and how often an

“Robert Kirchdorfer”
accounts receivable files the leans are lanes.
And we work together, but they.
They go in and run reports and look at if an individual owner or company owns in multiple properties.
You know, those links are there, they have worked with the county attorney to file.
A suit and go after that funding and we get paid almost like, you.

“Chair George”
Councilman Hollander

“Committee member Hollander”
Madam chair Thank you, Robert for being here. Um, I have a question about.
The, the data that shows you would anticipate 12,000 inspections, I guess that's 10% of 120,000 in revenue that

“Robert Kirchdorfer”
correct.

“Committee Member Hollander”
And that presumes, I guess that everyone is going to register every rental unit that we have in the county is going to register.

“Robert Kirchdorfer”
That's going to take a while we learn from the last 1 to get out there and that's what we don't know the enforcement.
We need to try to get the word out and try to get the folks. The good actors will do it.

“Committee Member Hollander”
Do you have an estimate on what percentage of rental units are currently registered?

“Robert Kirchdorfer”
It's, it's hard to tell the way that you.
Ordinances written and the 1st, part of that, when we went over to solo, we started adding another line where we didn't have to capture the number of units and now we are, but we don't it's a 1 time registration. So.
We don't have good numbers on the total number of units. Only from census bureau. I've talked with the apartment Association, the tools that they had, and they were similar.

“Committee Member Hollander”
I know I don't mean how many units are on the community. I mean, how many units we have registered I guess what I'm saying is my point is.
It seems to me that that the need for 12,000 inspections is probably on the high side, given how many people are actually going to register and I know we want everyone to register.
And I think 1 of the goals of this new ordinance is to get more people to register. But. but
It's unlikely, it seems to me that everybody is going to register immediately and therefore.
I think that 12,000 might be a bit high.
But you don't know and I don't know either what it's going to end up being. I do think the equity piece that you've mentioned here. I mentioned it to the sponsors. I know they're working on it. And I'm glad to hear that. I do think it's, it's just not fair.
To have the same fee for a single home or a duplex.
As a 500 unit department building, it just does not seem fair to me.
I think 1 of the things that this may be more for the sponsors when we get to that, then for you, I'd like to see what other communities to do because we are not the only community that would have a more robust registry and.
I'd be surprised if they all have a single fee, but maybe not. So I hope we look into that. Thank you.

“Chair George”
Thank you.
Council Member Benson

“Vice Chair Benson”
Thank you. Madam chair. Um.
Robert, you don't have to answer these right? I want you to give some questions you think about a little bit. You know, I don't know how many houses, how many units we have in Jefferson County altogether.
But if you take the population, and, you know, how many people are probably living in these units.
Whether a rental or not, I think the inspection thing.
Is like, if you sell your house and you're going to have a home inspection, if a person is going to inspect it, you're going to have to look over it and see if it's really.
Up the standard, I, I would think, you know, the 1st time you do it and I think.
It's going to take a lot longer and I think to get the person coordinated to have the person around to do this, I think you're going to need a lot more.

A lot more people than what you're estimated that's just, you know, from from a person who works on things and knows what things take to do. A lot of people don't have any idea what it takes to do. Certain things.
And and and so.
The cost of doing this, you know, we have.
A lot of people who don't want to do right? And I don't know if you can ever make people do. Right?
You know, it's morals, and sometimes you got to believe in something and a lot of people don't believe in anything. So it's there's a problem.
And and those are the people who are always causing us trouble.
You know, we have speed humps for a few people.
And if we get those people, things would be better, but we don't, we just want to punish everybody. And so to me, it.
This money it costs extra to me for that be something we can.
Get more affordable housing do more things with the money.
This is all things that we would have to think about, but I think there's a lot more units.
Then then, maybe, you know, I don't know how many, you know, how may I have.
Or not, and but manage all red way below the price.
Of what they're worth and sometimes, I think how much do I want a hassle.
We're doing all this stuff because somebody else's not doing right?
And so I think we need to look at how many really number there is. And how long that inspection really takes I believe you said somebody said, 10% of the people who are in violation. I believe I can go to almost everybody's house.
Not been tracking, find 50 dollars. I believe every time I leave the house, I violated something.
There's a law that dig on somebody and get me on and so I'm just concerned.
How many things we want to do to punish other people and so we need to think surely if we're going to spend all this money and we play, we've got it.
We got more money than we need so we can do.
Uh, more more more inspections or whatever, and to make people pay them.
I'd just like to know thanks.

"Chair George"
Thank you really quickly because I know we a lot of 15 minutes for solid ways.
Is there the possibility to use art funding for any of the startup costs?
So I know you've done a really great job.
Working with the center for community progress to look at some of the equity pieces and of course, 1 of those 1 of those recommendations, or 1 of those, I guess not recommendations, but potential opportunities.
Um, that they mentioned was to use art funding for proactive inspections and so do you see any opportunities? And maybe that's a question for Monica. But I think that's something worth discussing at some point.

"Robert Kirchdorfer"
It would definitely be a question for because some of the stuff that we have, we were already mobile.
I know when I looked in for building when covid hit and never stuff about trying to get mobile platforms, where we were already mobile.

So, I know there were some opportunities for those funds at that time that I saw that was out there but since our inspectors already had. The mobile applications, we didn't go after that.

"Chair George"
Okay,
I do think it's important to know that this was 1 of the potential opportunities that the center for community progress listed and they mentioned implement a rental registration inspection licensing program funding could support dedicated
enforcement capacity and repair grants. So, just something to note Councilman BLACKWELL.

"Council Member Blackwell"
Thank you very quickly. I, I think we're.
Done a little bit of, um, with our our.
Our numbers in what way we're presenting, as Councilman Hollander said, we're presenting a situation where the inspections are going to be based on, um.
Everyone being registered, and then when we talk about lack of revenue, then we go back and say, well, we're not going to. We're going to be deficit on revenue because we won't have everybody inspected. W. W. W. we can't do it both ways.
So, you know, trying to get a good estimate is really all we can do, but we, we can't estimate out the cost at 100%, um, participation, and then start looking at revenue and saying, well, you know, it doesn't add up got a question for Robert. So, on the red.
the red
The, the, the slide where you gave the revenue and said that we were, we would be deficit in the 2nd year. Is that based? Just entirely just on. Uh, registration, parental registry, um.
The fee and 50 dollars

"Robert Kirchdorfer"
yes, that was based on that. And then.
Looking at, we wouldn't get half of those the way the current ordinance is written.
Because there wouldn't be a violation, so.
You know, if we were getting 50% of all those, but another 50% are.
60% would be exempt right? That's where that was coming from,

"Council Member Blackwell"
right Yeah. And I hope your, I love your optimism. I hope that's what we have is half the people don't have violations. I'm not sure. I'm with you on that. 1.
um, and then, so where does the so when you go say this 12,000, um.
thousand um
Um, inspections occur, and half of them, so 6,000 of them have the manager's shoes and your numbers. 6,000 of them have violations and it gets cited. Where does where does that money go.
When they paid those citations,

"Robert Kirchdorfer"
it, it goes in general fund

That was they're currently.
I want to say all and be brought in around 4Million dollars last year. Some of that was also abatements from our cleanings fees that they've collected. Okay.
Um, so, you know, those funds of when, in the general fund, and.
You know, they covered some of the costs, assume for our property maintenance and our vacant lots.

"Council Member Blackwell"
Gotcha. So to have a good a really good estimate of how much deficit part of the deficit is.
Because as you, as you've talked about, it's a part of the desk that would be because, um, some of the people would be, hopefully would not have violations and we wouldn't charge them that 2nd year.
And then part of part of the deficit would be, because on the other ones for the head violations, we would be.
But the money is to be coming back to the rental register to your.
agency and therefore showing up his rental registry funds would be going to another agency and then not showing up as receipts from those i don't want to make money off of violations I'm just saying that right but it's It seems like it's fair if we're going to.
Charge your department with inspections that we at least acknowledge that what revenues come in from those validations would offset would possibly offset part of that.
Some of it yesterday. Okay. Great.
Thank you, thank you,

"Chair George"
thank you just to kind of put a 1st of all, thank you for coming to present, and just to kind of put a cap on this, and I'm gonna start to sound like a broken record.
Some of my colleagues, but I really want us to push the conversation beyond this dichotomy of good gas and bad guys.
We hear that a lot good gas, bad gas. We want to focus more on the bad guys. And what I would say that my experience has taught me is that most of us, in the way of human behavior fall into this gray area, where sometimes we're a little more good.
And sometimes we're a little more bad, and there's room to be able to influence both those things. Right? And so that's what I'm hearing is there really is the need for us to better understand why proactive inspections are so important to some of our communities.
And to be fair when we talk about equity, they're more important and more needed.
In some areas, and in some communities and others and so I'm hearing that I'm also heard suggestion on the, what are other cities doing and so I think.
If we can get a motion to table this to re, table this ordinance, then we'll have room for continue conversation. May I have a motion 2nd motion by Hollander 2nd by Council Member Dorsey all those in favor of tabling please say aye.
Excellent. Okay. All right. Thank you.

We have 8 minutes devoted to solid waste, a solid waste discussion. I think it's worth if you guys will come forward at least framing the conversation. I know you're eager to look at the.
Um.
The cart policy, so this is special discussion number 1 Dash, 165 solid waste container policy and I'm very glad to see our solid waste leadership today. Director in the back end.
Pete flood please state your role within the department and. within the department and
Feel free to present.

"Pete Flood"
Yes, my name Pete Flood with the Department of public works compliance and enforcement manager. I have with me, Karen, who is hopefully going to be able to get the, the, the.
Presentation and I'll be quick, thank you for having us. Uh, we have a problem and we have a lot of, uh, cart inventory on the street. That is very old.
It's damaged, we don't know where it all is, and we can't continue on the way that we have been.
Uh, because the problem's not going to go away.
So, what we have done is, uh, by these issues.
Is, uh, went back to the drawing board and looked at our policies. So we worked with Metro 301. we worked with Metro technology. We worked with all of our teams.
To try to figure out how we can move forward. So we came up with a policy and the big 1 of the biggest things that we need to do is get people to understand.
Their responsibility in taking care of these cards. Now, they are metro property for the most part.
But the fact that we just leave our cards out in the alley.
We don't take care of them is a huge issue.
So, what we plan on doing, try to make this really quick, is that to get people to understand this unfortunately, we're down to the fact that if you lose your cart.
Or you damage your cart, you're going to have to maybe pay.
To replace it, and that's unfortunate, but that's the best way that we can do it. Obviously we're going to use low income. If you qualify for any low income status anywhere we're going to honor that.
So that you don't have to, uh, to be able to purchase this because 1 of the things that we know that we need is a better asset management system.
So we want to create a new.
A segment and our Acela system and require each person that when they.
I have to make a purchase they have to register in the business portal.
They make their purchase there. They will get what's called a car care and responsibility DocuSign form where they agree.
This is what I need to do to take care of my car and at the end, if I don't take care of my card, I'm going to have to pay to replace it.
So, that portal is going to be very important. Now. I know a lot of people are not going to like the registry for that portal. But this is where we're at.
So, potential system improvements.
We need to we need to do understand our cart inventory better.
To do that we need to do a a cart audit that means going to every house.

Looking at the cart, determining the age, determine the condition and determining the property that it belongs to. That's a huge undertaking but it would be well worth it.
After we do that, we can look at where we have businesses that are operating.
Uh, outside of the ordinance, and maybe actually get them to pay, uh, according to ordinance, uh, for their extra services. And then we would love to have a organized replacement system.
To where we start replacing carts that are older than 10 years old on a regular basis.
To be proactive, targeting using the audit data, targeting the areas that need it. The most.
And hopefully we can reduce the amount of people calling.
Uh, with damaged in stolen carts.
And then we need a adequate funding supply for our carts. Each year we run out of cards. Uh, it's, uh, you know, too much.
And we already, oh, so many cartoon to the next budget cycle. So we cannot catch up.
Another area that I think that we could do is look at matching funds.
We know that we can get additional recycling carts. The demand is there for those recycling cards, but if we had some matching funds, we can be able to double the amount of those cards that we can get and get them to people. That don't have enough capacity.
Since we switched to 2 weeks or people that still don't have a cart.
Which would be great. So, in closing.
The current age and condition of many of our containers is causing our citizens a lot of problems.
And there are a little bit some of them will get pretty angry up, which I'm sure you guys know.
Continuing the current system, it's not going to work. We're we're we have some choices to make.
We need your support for policy changes.
And that are intended to get people to understand that they need to take care of these cards.
And we need you to consider creating that annual fund that's going to help us in getting our carts that are on the street up to date.
And considering matching funds in next year's budget.

"Chair George"
you guys get an award for the most concise and meeting presentation timeframe rather than take questions what i would like to do is let folks digest this I know there are going to be a lot of questions
around you know what it means for the potential of someone that has low income and their ability to be able to apply for some sort of
Replacement that's free in the event that they can't pay. We know we see carts go missing disproportionately in neighborhoods that already have low income. So anyway, I know There'll be a lot of questions.
And so, I guess I would ask, you guys can come back to the October 4th meeting to answer those questions. Does that sound agreeable?
That is agreeable. Okay, excellent. And then that will allow enough time for the next committee.
So thank you. Guys for being here and I will entertain a motion to adjourn.
Motion, thank you.