

MINUTES

COUNCIL-MANAGER BRIEFING

November 9, 2009

The Council-Manager Briefing was called to order by Vice Mayor Oler at 6:00 p.m. at the Fairfield Municipal Building, 5350 Pleasant Avenue. The following Councilmembers were present: Tim Meyers, Terry Senger, Tim Abbott, Mike Oler, Mike Snyder and Tim Abbott. Staff members present: Art Pizzano, Dave Butsch, Angie Johns, Tim Bachman, Drew Young, Mary Hopton, John Clemmons, Dennis Stuckey, Erin Donovan, Carol Mayhall, and Jim Bell. Planning Commission members present: Deborah Rhees, Jerry Dailey, and Don Hassler.

Property Maintenance Update

Development Services Director Tim Bachman discussed the increase in property maintenance inspections from 2006 to the first ten months of 2009. He explained the 2009 inspections include the NEAT (Neighborhood Enhancement Action Team) inspections which has resulted in an increase in inspections from 2008. He further explained the court mandated inspections from Heritage Glen are also included. Mr. Bachman stated there is a significant jump with regards to violations. He noted in 2008 there were 956 violations and in 2009 there have been 3,123 violations. Mr. Bachman discussed the increase in violations are due to the increase in inspections as well as a multitude of violations per address when you get into the multi-family noting Heritage Glen is one of the main reasons for the jump. Mr. Bachman explained there are currently 110 vacant homes and businesses in the City that we track. He explained there may be more than that, but if the bank or maintenance company manages those and there are no violations they will not be in the city as a vacant home. He stated 104 were vacant homes of which 86 are new and 6 businesses of which 4 are new. He discussed of those 110, the City maintained 61 of those structures. He discussed in 2008 there were 218 cases opened, as of October 31st, 79 were still in the system as active in the foreclosure process. Mr. Bachman further discussed the same analysis for 2009 for the first 10 months of 2009, 146 cases were opened, 175 were extrapolated with 123 of those still active. Mr. Bachman discussed the trend for new vacant structures maintained by the City from 2003 to 2009. He explained of the 75 new in 2008, the market has absorbed 65 of those in ten plus months. Mr. Bachman will check to see how many of those 65 are tenant or owner occupied. Mr. Bachman discussed the Following Up Zoning (FUZ) program in which the building inspectors go out twice a year to 2008 violators to make sure they are in compliance with the property maintenance code. He stated of the 252 that have been reviewed from June to October 31, 48% were already in violation during the year. He noted the majority of these are single family. Mr. Bachman stated there were 252 calls to the hotline from February 9, 2009 to October 31, 2009. He further commented the number of calls to the hotline spiked when featured in the newsletter. Mr. Bachman explained the NEAT goal for 2009 was to have 2000 homes done in a 12 month period. He stated we have surpassed that and have 2655 completed with Area 9 underway. He further stated we will be at 2939 by years end. He explained 2008 violations are mapped to see where there is cluster analysis of a concentration of those dots and the area is selected. He explained the NEAT program process including the involvement with Public Works and the Police Department. Mr. Bachman noted the results are 330 addresses with violations or 12.5% violations to inspections. He displayed the map of the NEAT areas. He stated there are 9800 single family addresses in the city, so all should be complete in three to three and a half years. Mr. Bachman discussed the multi family inspections noting 2007 was the initial year and discussed the change in violations to inspections. Mr. Bachman explained the violations with the multi-family complexes. He stated there is a court settlement with a particular complex in which by court order and negotiated settlement each unit/apartment is to be inspected in 2009 which has resulted in a spike in violations. Mr. Bachman stated a majority of the violations are from Heritage Glen. Mr. Bachman discussed the court activity and days in the system. He commented because of the large number of our cases, the numbers of cases sent to the court were extreme which affected the time frame; the multi-families are bringing that up as well. He stated the Police Department is going above and beyond in their cooperation in serving warrants and the court system is working through its process. Mr. Bachman discussed the non-reporting two year probation for second offenders and to date, this year, the judge has imposed this penalty 15 times. He discussed the internal benchmark for case management explaining the drop in days is attributed to new people in the system that have learned the system and are now using it and working harder. City Manager Pizzano explained the two takeaways are that things are getting resolved more quickly and with the increased caseload because of the more aggressive activity we were able to maintain the increased caseload without adding additional personnel. Mr. Bachman reviewed the 2010 work plan including continuing the FUZ program, inspecting 2500 homes through the neat program, analyze ideas how to transform the program to address Council's 2010 goals, keep days per case average between 30 and 40 days, meet the mandates as set by the court for Heritage Glen and continue proactive multi-family inspectors, benchmark the PWC Program which will assist in retention of elderly citizens and look at using County Community Development funds for neighborhood stabilization. Mr. Bachman briefly explained the PWC, People Working Cooperatively program which will help citizens with home repair. He briefly discussed the County Community Development neighborhood stabilization grant program. City Manager Pizzano recognized Mr. Bachman and his staff for their efforts. Mr. Bachman briefly discussed the reaction of residents for the NEAT inspections. He and staff discussed the hotline.

Comprehensive Plan Summary

Mr. Bachman briefly explained what will be discussed at the public hearing for the Comprehensive Plan during the Regular Meeting and during the Planning Commission meeting.

Adjournment

The Council/Manager Briefing adjourned at 6:56 p.m.

Respectfully Submitted,

Angela Johns
Clerk of Council