

Follow-Up Items
City Council Action Review and Business Meeting
Monday, June 10, 2019

Agenda Item	Requestor	Mayor and Council Questions	City Response	Staff Lead
<p>In Rem Remedy 1106 Pondella Drive</p>	<p>Mayfield/Mayor</p>	<p>Have a deeper conversation about our condemnation process.</p> <p>Establish formal policy for in rem by August.</p> <p>Identify procedures to get ahead of property issues before they become a bigger problem.</p> <p>Is there a better way to enforce on the front end vs. current process?</p>	<ul style="list-style-type: none"> • The in rem process is authorized by state legislature and allows municipalities to seek in rem remedy when the cost of repair exceeds 50 percent of the property value. <ul style="list-style-type: none"> ○ The city seeks in rem remedies only when the cost of repair exceeds 65 percent of the property value. ○ This more conservative approach provides the greatest opportunity to preserve naturally occurring affordable housing and overall housing stock through voluntary property owner compliance. • The city’s goal for minimum housing code cases is to achieve voluntary compliance, with in rem action being a last resort. <ul style="list-style-type: none"> ○ Code Enforcement works extensively with property owners to obtain voluntary compliance, which often occurs over several months. ○ This includes the Housing Appeals process, as well as referrals to the city’s housing rehabilitation programs, and community partners such as Habitat for Humanity. ○ It is only when voluntary compliance cannot be achieved that in rem remedies are sought. • Over the last three years, there have been 7,479 minimum housing cases. The clear majority of these were resolved through voluntary compliance, with only one percent requiring in rem action. 	<p>Housing and Neighborhood Services</p>

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			<ul style="list-style-type: none"> • The minimum housing code enforcement process seeks to ensure that the city’s housing stock meets the minimum standards set forth in the ordinance before issues become bigger problems for tenants and communities. • While proactive enforcement does take place through staff field observations, most of cases are initiated through tenant complaints and petitions. • The city’s in rem process is currently being reviewed by Housing and Neighborhood Services and Council will be provided an update at a future meeting. 	
Mayor/Council Topics	Mitchell/Harlow	<p>Mitchell - Commented about preserving Excelsior club and requested a review in the Economic Development Committee.</p> <p>Harlow - What is historic commissions role? County’s role?</p>	<ul style="list-style-type: none"> • During the meeting, the City Manager stated that we would look at all preservation options and report back to Council. • However, as of Thursday, June 20, 2019 it appears the Excelsior Club went under contract for purchase. 	Economic Development

**Additional Follow-up Item
City Council Business Meeting
Monday, May 13, 2019**

Agenda Item	Requestor	Mayor and Council Questions	City Response	Staff Lead
Citywide Janitorial Services	Harlow/Winston	What would it take to make janitorial employees city employees?	<ul style="list-style-type: none"> • The city has contracts with nine janitorial service companies for approximately \$2.6 million. Combined, those companies service 25 different campuses (encompassing 77 different addresses) totaling 1.3 million square feet of space. • The current contracts are expected to spend 67 percent of the funds with MWSBE companies. • Using industry standards for commercial cleaning, the same service, if provided by the city, would cost \$4.9 million. This is \$2.3 million more than the city currently pays. These costs are expected to escalate annually with salary increases, insurance premiums, and vehicle maintenance and replacement. • In providing the service, the city would need to add approximately 78 full time employees and provide various benefits, purchase risk insurance, vehicles, equipment and supplies, and provide facility space. 	Phil Reiger