

2016 NEIGHBORHOOD LEADERSHIP TRAINING

City of Memphis

MAYOR JIM STRICKLAND

Division of Public Works

Neighborhood Improvement – **GROUNDS SERVICES**

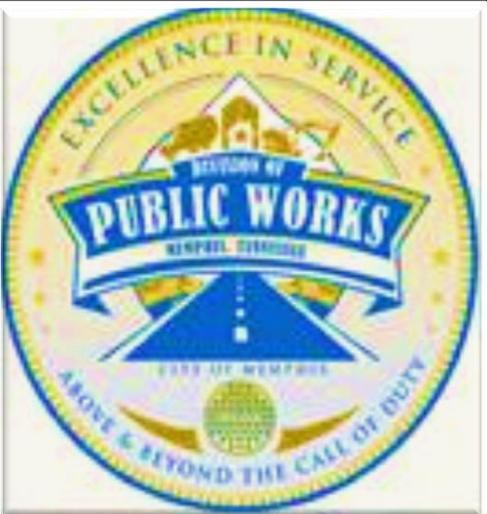
901.636.4746

Robert Knecht – Director of Public Works

Patrick Dandridge – Deputy Director of Neighborhood Improvement

Melanie Neal – Neighborhood Improvement Administrator

Karen Bell – Grounds Services Manager



WHAT IS GROUNDS SERVICES PURPOSE?

Grounds Services enforces the High Weeds Code of Ordinance at parcels that are *abandoned, *vacant, and *privately-owned.

WHAT IS GROUNDS SERVICES MISSION?

To make a noticeable and sustainable
improvement in every City of Memphis
neighborhood through

Education, **E**ngagement and **E**nforcement

of the City's property Code of Ordinances.

WHERE IS THE HIGH GRASS?

- ❖ **Citizens** report overgrown properties to the **3-1-1** Support Center; **3-1-1** forwards each of those citizen concerns to Grounds.
- ❖ **Grounds Compliance Specialists** canvass the entire City identifying overgrown parcels.
- ❖ **Code Enforcement Inspectors** forward overgrown properties to Grounds.

WHEN IS THE GRASS TOO HIGH?

QUESTION:

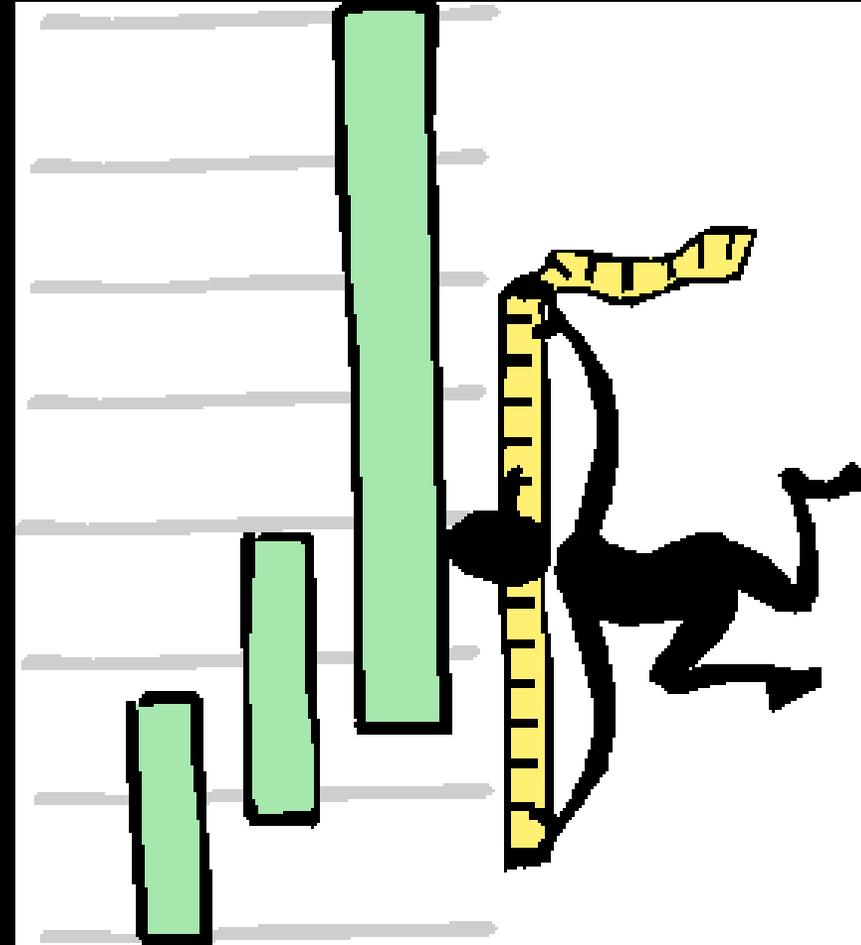
What height must the grass
or weeds reach before
Grounds can **legally violate**
the property?

ANSWER: 12 INCHES

12 inches or greater - **YES**

7 inches - **NO**

4 inches - **NO**



WHO'S FAULT IS IT?

Vacant property becomes a problem when the property owner abandons the basic responsibilities of ownership, such as routine maintenance or mortgage and property tax payments.

WHAT'S THE **BIG DEAL** ABOUT HIGH GRASS?

QUESTION:

What are the
**negative effects or
consequences** of high
grass in a community?

HIGH GRASS CONTRIBUTES TO...

Decreased **PROPERTY VALUES**

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Increased **CRIME**

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Decreased **PERSONAL SAFETY**

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Increased **HEALTH ISSUES**

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Decreased **PROPERTY VALUES**

Increased **CRIME**

Decreased **PERSONAL SAFETY**

Increased **HEALTH ISSUES**

Decreased **COMMUNITY MORALE**



QUESTION:

How many privately-owned parcels does the City service per year?

ANSWER:

APPROX. 9,900 PARCELS

WHAT'S THE COST TO THE CITY?

APPROX. 9,900 PARCELS

(9,900 PARCELS X \$50) = \$495,000.....@\$75 = \$742,500.....CUT 1 TIME

(9,900 PARCELS X \$50) X 2 = \$990,000.....@\$75 = \$1,485,000CUT 2 TIMES

(9,900 PARCELS X \$50) X 3 = \$1,485,000.....@\$75 = \$2,227,500....CUT 3 TIMES

(9,900 PARCELS X \$50) X 4 = \$1,980,000.....@\$75 = \$2,970,000CUT 4 TIMES



QUESTION:

**Does the City maintain or manage
high grass at vacant parcels?**



ANSWER:

MANAGE



QUESTIONS:

WHAT is BLIGHT?

WHERE is BLIGHT?

ANSWER:

WHAT is BLIGHT?

Urban Blight (also known as **urban decay** and **urban rot**) is the process whereby a previously functioning part of a city falls into disrepair and deterioration.

Blight can be defined by residents in a variety of ways, but it generally refers to buildings and properties that are vacant and/or in disrepair.

Blight is usually characterized by the presence of litter, dumping, overgrown weeds, and abandoned personal property.



QUESTION:

WHERE is **BLIGHT**?

38127



38106



38118



38111



38112



38128



38141



What can we do?

What can we do?

Is there a solution?

Is there a solution?

EDUCATION

- Understand the City's processes
- What City resources are available?
- The City should understand the community's goals
- What community resources are available?

ENGAGED

- Encourage neighbors to be stakeholders in their own community
- Small commitments make a difference
- Report illegal dumping

It's a PARTNERSHIP!

WE ARE... You and City Government are the solution.