

Introduced by: Councilmember Middleton *Young, Henry, Costello, Clardy, Snee*

Prepared by: Department of Legislative Reference

Date: May 3, 2017

Referred to: **HOUSING AND URBAN AFFAIRS** Committee

Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL *17-0024R*

A RESOLUTION ENTITLED

A COUNCIL RESOLUTION concerning

Upkeep and Maintenance of Vacant Lots and Public Green Spaces

FOR the purpose of requesting the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Director of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

Bill [Signature]
Rep Dorsey [Signature]
Robert Stokes [Signature]
Shawn Miles [Signature]
Edmund [Signature]
Margaret Clarke [Signature]
Leo [Signature]

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other: _____

Other: _____

Other: _____

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other: _____

Other: _____

Boards and Commissions

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

Other: _____

Other: _____

Other: _____

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board


Planning Commission

Wage Commission

Other: _____

Other: _____

Other: _____

F R O M	NAME & TITLE	Frank J. Murphy, Acting Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0024R		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

June 23, 2017


I am herein reporting on City Council Bill 17-0024R for the purpose of requesting the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Commissioner of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

The Department of Transportation (DOT) is responsible for grass or weeds that need to be cut within the City right-of-way for alleys, unimproved alleys known as paper streets, weeds in gutters, and for all ROW and Inner Harbor Areas that were not captured under the current agency landscaping contract. In FY '16 and '17 DOT received 48 "TRM – Grass Mowing" service requests via the 311 system.

DOT is committed to providing quality maintenance and works to quickly address service requests as quickly as possible.

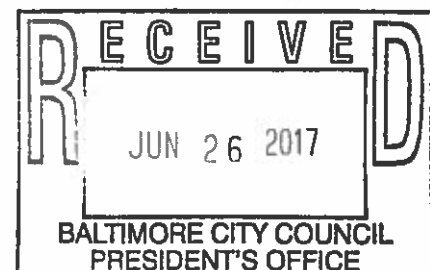
Thank you for this opportunity to comment.


Respectfully,


Frank J. Murphy
Acting Director

FJM/PAF

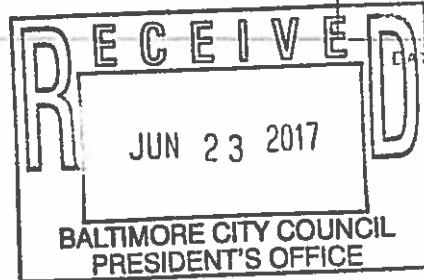
Cc: Karen Stokes, Mayor's Office
Kyron Banks, Mayor's Office



FROM	NAME & TITLE	Henry Raymond, Director of Finance <i>HR</i>	CITY OF BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 454, City Hall (410) 396-4940		
	SUBJECT	City Council Bill #17-0024R		

TO

The Honorable President and
Members of the City Council
Room 400, City Hall



DATE:

June 23, 2017

City Council Bill 17-0024R has been introduced for the purpose of determining the annual cumulative calls of service for the upkeep and maintenance of vacant lots and green spaces and whether a single City agency should be responsible for mowing all City-owned lots, parcels, parks, and green spaces.

The agencies responsible for the maintenance of vacant lots and green spaces are the Department of Recreation and Parks, the Department of Transportation, the Department of Public Works – Bureau of Solid Waste, the Department of Housing and Community Development – Code Enforcement.

Department of Recreation and Parks

The Department of Recreation and Parks (BCRP) has one mowing contract with Lorenz; the latest contract was worth \$1,139,584. Lorenz mows the City's parks, completing approximately 16 mowing cycles each season. Prior to July 1st, Lorenz mows on a 10-day schedule. After July 1st, Lorenz mows on a 14-day schedule. BCRP maintains 25 pieces of mowing equipment to ensure tidiness in between mowing cycles, especially with respect to the City's ball fields.

Department of Transportation

The Department of Transportation (DOT) is responsible for mowing and maintenance of the City's Right-of-Ways (ROW's) and medians. There are 870 median strips throughout the City, which are mowed on a cycle of 14 days. DOT also cuts grass on tax sale lots that are not assigned to any specific agency. Ninety percent of DOT's mowing is handled by Lorenz, whose latest contract was worth \$7,796,943.

In Fiscal 2016 the department received 1,046 requests from 311. Of these, 85% (889) were addressed by DOT and 15% (157) were referred to other agencies (e.g. BCRP – Urban Forestry, HCD Code Enforcement).

Housing and Community Development – Code Enforcement

Housing and Community Development – Code Enforcement (HCD) is charged with identifying properties that are in need of maintenance (cleaning and mowing). HCD is alerted to these properties via 311, acting on each request within three days. If a property is privately owned and occupied, a citation is immediately given to the occupant/owner. If a property is privately owned and vacant, a notice is delivered to the property owner who has 10 days to reply. If the owner does not respond within 30 days, a work order is issued to the Department of Public Works – Bureau of Solid Waste (DPW). If a

Comments

property is vacant, HCD issues a work order to DPW. The order must be completed within 15 days if the property is in a Transformation Zone and 30 days if not.

Department of Public Works – Bureau of Solid Waste


The Department of Public Works – Bureau of Solid Waste (DPW) is responsible for the maintenance and mowing of 18,000 vacant, abandoned, and unoccupied private properties/lots. Most of DPW's mowing is driven by complaints registered with 311 and is performed by staff; contractors are only used for overflow work. DPW also cleans 81% and mows 54% of the unimproved City-owned properties acquired by tax sale.

DPW contracts overflow mowing with Evergreen Landscape and Design Corporation and Lorenz, whose most recent contracts were worth \$1,453,200 and \$641,000, respectively. Please note that these contracts cover only mowing and not the maintenance/cleanliness of the lots DPW is responsible for, the status of which may change within the time frame allowed by the type of citation DPW prepared. If a property/lot is obstructed by refuse, mowing cannot be completed until the lot is cleaned, which can often prolong and complicate the process of completing a 311 request.

Please note that Enoch Pratt Free Libraries also has a contract for mowing with A.S.B. worth \$20,525.

The Department of Finance recommends a full analysis of external and internal mowing processes in Baltimore City, which should include the full costing of doing all mowing in-house.

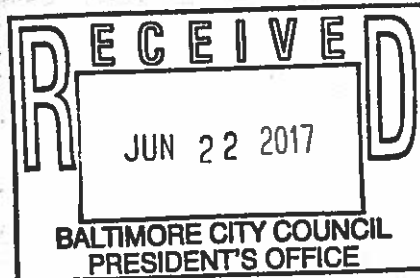
cc: Henry Raymond
Kyron Banks

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL RESOLUTION 17-0024R		

TO

DATE June 21, 2017

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall



I am herein reporting on City Council Resolution 17-0024R introduced by Council Member Middleton, President Young, Council Members Henry, Costello, Clarke, Sneed, Dorsey, Scott, Burnett, Bullock, Pinkett, Cohen, Stokes, Schleifer, and Reisinger.

The purpose of the Bill is to request the Directors of Recreation and Parks and Transportation, the Commissioner of Housing and Community Development, the head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

There is great variety in the work performed to clean and mow lots, private parcels, parks, and other green spaces. For example, the manpower and equipment needed to mow a large open, cultivated lawn with planting beds and buffer areas will be different from what is required to access and mow a median strip along a busy street, or tackling a long abandoned private backyard with discarded furniture and overgrown weed trees and vines. The simple chart below shows the current mowing responsibilities by agency.

AGENCY	GRASS CUTTING RESPONSIBILITIES
DPW	DPW facilities (e.g. wastewater treatment plants, water filtration plants, pumping stations, reservoirs), City-owned vacant lots and properties, privately-owned vacant lots and properties referred to DPW for cleaning and mowing by DHCD Code Enforcement
DOT	DOT facilities, public ways, medians
R&P	Parks, Park property, Recreation centers
DGS	Police stations, Health facilities, Community Action Centers
BCPS	Public school facilities, including public charter schools that occupy City-owned buildings

Comments

The Honorable President and Members
of the Baltimore City Council

June 21, 2017

Page 2

The Department of Public Works manages its operational facilities, which includes mowing and other exterior maintenance responsibilities. Each agency listed in the above chart knows its own property's needs better than anyone else and therefore can exercise the appropriate oversight and control for how frequently and how best to maintain their green spaces. Apart from the maintenance of Public Works facilities, the Bureau of Solid Waste provides cleaning and mowing services to Mayor and City Council-owned vacant lots, as well any Housing Code Enforcement referrals for nuisance (vacant) private lots and properties. Before a private property may be referred for City mowing services, the Department of Housing and Community Development determines whether the property is vacant and then follows a Code-required process of citing for a high grass and weeds violation and providing a remedy period before the City may step in and resolve the issue. The Bureau of Solid Waste currently has a list of City-owned lots and potential nuisance vacant private properties that exceeds 18,000 in number. Obviously, rainfall patterns greatly influence the growing season and the frequency of return mowing requests.

In order to manage this largely seasonal workload, the Bureau of Solid Waste has cleaning and mowing crews assigned to the four Solid Waste quadrants to respond to both City-owned and privately-owned vacant lots and properties referrals. These crews have access to riding mowers, bush cutters, tractors and weed whackers. In addition, the mowing effort is supplemented by contracts with a private company and the Living Classrooms.

Representative of the Department of Public Works will be present at the hearing on City Council Resolution 17-0024R to answer any questions the Council may have.



Rudolph S. Chow, P.E.
Director

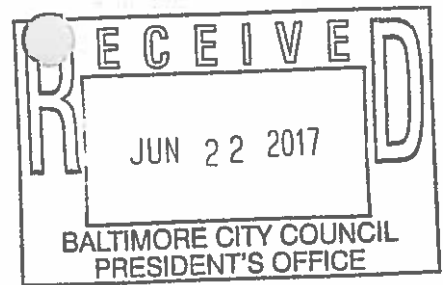
RSC/MMC



**BALTIMORE
HOUSING**

CATHERINE E. PUGH
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner *MBR*

Date: June 21, 2017

Re: City Council Bill 17-0024R - Upkeep and Maintenance of Vacant Lots
and Public Green Spaces

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0024R, for the purpose of requesting the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Commissioner of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

HCD does not provide vacant lot maintenance services, however the Housing Code Enforcement (HCE) team works closely with the Department of Public Works (DPW) to insure the upkeep and maintenance of vacant lots in the city. Parks and Public Green spaces are the responsibility of the Department of Recreation and Parks or the Department of Transportation.

This report will include information on HCD's role concerning the maintenance responsibility for City owned vacant lots, privately owned vacant lots, City owned lots that are part of the Adopt-A-Lot Program and vacant lots as a result of demolition.

For City owned lots, HCE inspectors either in response to 311 calls or during routine inspections request work orders for DPW, as appropriate, to perform the required maintenance on lots where the grass and weeds are over eight inches high or requires trash to be removed.

For privately owned vacant lots and buildings an inspector will issue notices and/or citations and if code enforcement efforts fail to get the responsible property owner to maintain the vacant lot, the inspector submits a work order to DPW to mow the lot and a lien is placed on the property for the cost of the work performed by the city crew.

Comments



HCD's Vacants to Value Office of Marketing and Community Outreach manages the Adopt-A-Lot Program, which is a program that allows organizations to submit a request to use a city owned vacant lot to support community activities such as community gardens or memorial gardens. The maintenance of the adopted lots is the responsibility of the entity that enters into the adopt-a-lot agreement. A list of lots that have been "adopted" is provided to the HCE team and to DPW so they are aware that the maintenance of the lots is not the responsibility of the City.

All demolition is coordinated with Planning's Office of Sustainability. Sustainability receives an alert when any demolition is released to a contractor. Following the completion of that demolition, Sustainability meets with community members and determines any additional greening or maintenance that will be implemented at a given site. This may include fencing, trees, playgrounds or ball fields. If a site is turned into a community amenity that should not be mowed by DPW, Planning alerts HCD and HCD puts a tag in the internal management system so that no cleaning work orders will be issued at the site.

The Department of Housing and Community Development looks forward to participating in the hearing to explore options for insuring proper maintenance and upkeep of vacant lots, parks and green spaces in the City.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF RECREATION AND PARKS

WILLIAM VONDRASEK, Acting Director
DR. RALPH W. E. JONES, JR. BUILDING
3001 East Drive - Druid Hill Park
Baltimore, Maryland 21217
410-396-6132

June 12, 2017

Honorable President Bernard Young
Members of the City Council
Baltimore City Council
100 N. Holliday Street
Baltimore, Maryland 21202

RE: **Council Bill # 17-0024R**
Upkeep and Maintenance of Vacant Lots and Public Green Spaces

Dear President Young:

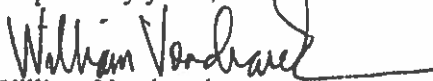
Council Bill #17-0024R proposes the Director of the Department of Recreation and Parks (BCRP), the Director of the Department of Transportation, the Commissioner of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research report on the total number of service calls re: upkeep and maintenance of vacant lots and green spaces; and recommend to the Administration a single City agency assuming responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

The Department has reviewed this piece of proposed legislation and objects to its intent.

The mission of Baltimore's Recreation and Parks Department is to improve the health and wellness of Baltimore through quality recreational programs, preserving our parks and natural resources, and promoting fun, active lifestyles for all ages. Preservation and beautification of the many parks in BCRP's inventory is a high priority which we've achieved with recognizable results. Shifting our focus, and resources, to maintaining vacant lots will create inefficiencies within our current operation and does not support the Department's mission. Conversely, we do not believe it is in the city's best interest to place responsibility for mowing our parks with another agency.

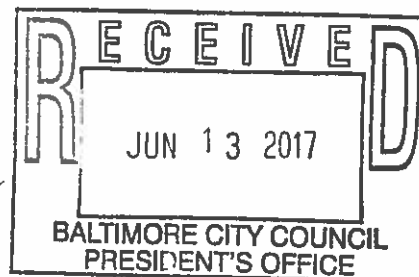
Therefore, the Department of Recreation and Parks is not in favor of Council Bill #17-0024R.

Respectfully yours,


William Vondrasek
Acting Director

WV:ch

Cc: Kyron Banks, Liaison to City Council





BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill 17-0024R

Resolution – Upkeep and Maintenance of Vacant Lots and Public Green Spaces

Sponsor: Councilmember Middleton, et al
Introduced: May 8, 2017

Purpose:

For the purpose of requesting the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Commissioner of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

Effective: Upon enactment

Hearing Date/Time/Location: June 26, 2017 at 1PM in the Council Chambers

Agency Reports

Department of Recreation and Parks	Unfavorable
Department of Transportation	
Department of Housing and Community Development	Comments
Department of Public Works	Comments
Department of Finance	

Analysis

Current Law

None

Background

Municipal entities own approximately 8,000 vacant lots in Baltimore City. Historically responsibility for maintenance of these lots has been divided between several agencies. Confusion between agencies has sometimes led to poor maintenance. Neighborhoods are constantly complaining about untidy lots.

Previous administrations have explored centralization of grass cutting. Responsibility for maintenance of lots has been occasionally shifted with no permanent changes.

CC 17-0024R calls on the relevant City Agencies to report to the City Council on the volume of service calls, protocol for lot maintenance: and to make recommendations about placing maintenance of vacant lots in a single agency.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich *RK* Direct Inquiries to: 410-396-1266
Analysis Date: 6-22-17

**CITY OF BALTIMORE
COUNCIL BILL 17-0024R
(Resolution)**

Introduced by: Councilmember Middleton, President Young, Councilmembers Henry, Costello,
Clarke, Sneed, Dorsey, Scott, Burnett, Bullock, Pinkett, Cohen, Stokes, Schleifer, Reisinger

Introduced and read first time: May 8, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Recreation and Parks, Department of
Transportation, Department of Housing and Community Development, Department of Public
Works, Department of Finance

A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Upkeep and Maintenance of Vacant Lots and Public Green Spaces**

3 FOR the purpose of requesting the Director of the Department of Recreation and Parks, the
4 Director of the Department of Transportation, the Commissioner of the Department of
5 Housing and Community Development, the Head of the Bureau of Solid Waste, and the
6 Chief of the Bureau of Budget and Management Research to report on the annual cumulative
7 total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and
8 to recommend to the Administration a single City agency with the responsibility for mowing
9 all City-owned lots, parcels, parks, and green spaces.

10 **Recitals**

11 According to the 2010 annual report of the Office of Sustainability, "At the end of 2010,
12 roughly 7,000 vacant or abandoned properties were titled to the Mayor and City Council, and
13 over half of these, 4000 were vacant lots." Furthermore, the Department of Housing and
14 Community Development possesses ownership of approximately an additional 4,000 lots. With
15 the total number of vacant City-owned lots hovering around 8,000, a single bureau would
16 increase both the efficiency and effectiveness of this City service.

17 In 2010, 4,000 lots owned by the Mayor and City Council, which are managed by the
18 Department of Housing and Community Development, averaged \$760 per lot for 3 grass cutting
19 seasons and \$1,015 per lot for annual trash and debris removal, totaling a little over \$7,000,000
20 for total average maintenance cost for all the lots.

21 Consolidating all mowing operations in a single agency will eliminate confusion in
22 determining which City agency is responsible for mowing which City-owned parcel. It would
23 also create opportunities for the City to provide better service with greater efficiency in both cost
24 and response time.

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike-out~~ indicates matter deleted by amendment.

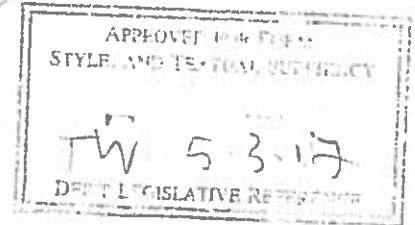
Council Bill 17-0024R

1 This idea was presented to the last administration, but unfortunately progress does not appear
2 to have been made toward achieving the efficiencies that consolidation of responsibility for all
3 City-owned vacant lots and green spaces would achieve. The current status of City mowing
4 operations needs to be examined once again with an eye toward creative solutions that could
5 improve results for both our residents and City finances.

6 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the City
7 Council requests the Director of the Department of Recreation and Parks, the Director of the
8 Department of Transportation, the Commissioner of the Department of Housing and Community
9 Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and
10 Management Research to report on the annual cumulative total of calls for service for the upkeep
11 and maintenance of vacant lots and green spaces; and to recommend to the Administration a
12 single City agency with the responsibility for mowing all City-owned lots, lots, parcels, parks,
13 and green spaces.

14 **AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to the Director of the
15 Department of Recreation and Parks, the Director of the Department of Transportation, the
16 Commissioner of the Department of Housing and Community Development, the Head of the
17 Bureau of Solid Waste, the Chief of the Bureau of Budget and Management Research, and the
18 Mayor's Legislative Liaison to the City Council.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____R
(Resolution)



Introduced by: Councilmember Middleton

A RESOLUTION ENTITLED

A COUNCIL RESOLUTION concerning

Upkeep and Maintenance of Vacant Lots and Public Green Spaces

FOR the purpose of requesting the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Director of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

Recitals

According to the 2010 annual report of the Office of Sustainability, "At the end of 2010, roughly 7,000 vacant or abandoned properties were titled to the Mayor and City Council, and over half of these, 4000 were vacant lots." Furthermore, the Department of Housing and Community Development possesses ownership of approximately an additional 4,000 lots. With the total number of vacant City-owned lots hovering around 8,000, a single bureau would increase both the efficiency and effectiveness of this City service.

In 2010, 4,000 lots owned by the Mayor and City Council, which are managed by the Department of Housing and Community Development, averaged \$760 per lot for 3 grass cutting seasons and \$1,015 per lot for annual trash and debris removal, totaling a little over \$7,000,000 for total average maintenance cost for all the lots.

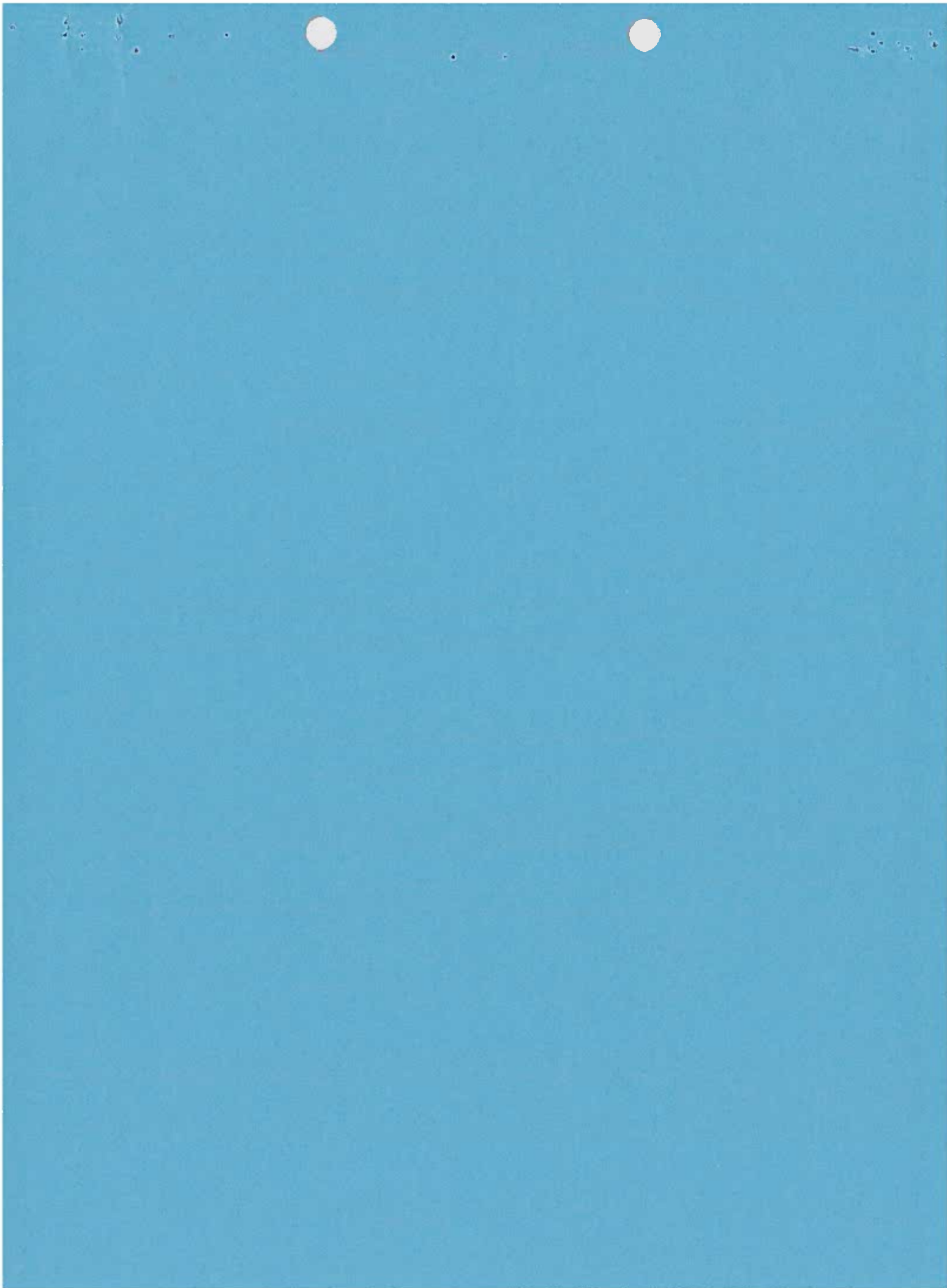
Consolidating all mowing operations in a single agency will eliminate confusion in determining which City agency is responsible for mowing which City-owned parcel. It would also create opportunities for the City to provide better service with greater efficiency in both cost and response time.

This idea was presented to the last administration, but unfortunately progress does not appear to have been made toward achieving the efficiencies that consolidation of responsibility for all City-owned vacant lots and green spaces would achieve. The current status of City mowing operations needs to be examined once again with an eye toward creative solutions that could improve results for both our residents and City finances.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council requests the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Director of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, lots, parcels, parks, and green spaces.

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ACTION BY THE CITY COUNCIL

MAY 08 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ 20 _____

COMMITTEE REPORT AS OF _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

_____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.


THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk

F R O M	NAME & TITLE	Frank J. Murphy, Acting Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0024R	M E M O	

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

June 23, 2017

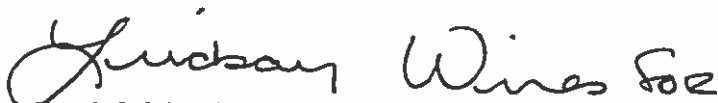
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DOT is committed to providing quality maintenance and works to quickly address service requests as quickly as possible.

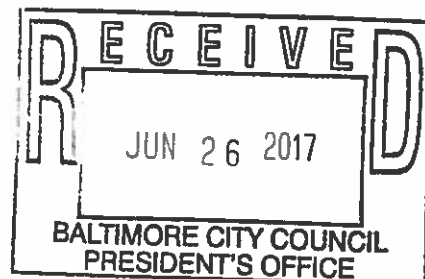
Thank you for this opportunity to comment.


Respectfully,


Frank J. Murphy
Acting Director

FJM/PAF

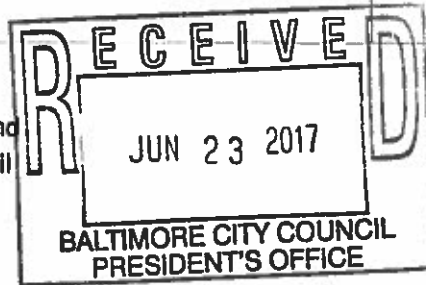
Cc: Karen Stokes, Mayor's Office
Kyron Banks, Mayor's Office



FROM	NAME & TITLE	Henry Raymond, Director of Finance <i>HR</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 454, City Hall (410) 396-4940		
	SUBJECT	City Council Bill #17-0024R		

TO

The Honorable President and
Members of the City Council
Room 400, City Hall



DATE

June 23, 2017

City Council Bill 17-0024R has been introduced for the purpose of determining the annual cumulative calls of service for the upkeep and maintenance of vacant lots and green spaces and whether a single City agency should be responsible for mowing all City-owned lots, parcels, parks, and green spaces.

The agencies responsible for the maintenance of vacant lots and green spaces are the Department of Recreation and Parks, the Department of Transportation, the Department of Public Works – Bureau of Solid Waste, the Department of Housing and Community Development – Code Enforcement.

Department of Recreation and Parks

The Department of Recreation and Parks (BCRP) has one mowing contract with Lorenz; the latest contract was worth \$1,139,584. Lorenz mows the City's parks, completing approximately 16 mowing cycles each season. Prior to July 1st, Lorenz mows on a 10-day schedule. After July 1st, Lorenz mows on a 14-day schedule. BCRP maintains 25 pieces of mowing equipment to ensure tidiness in between mowing cycles, especially with respect to the City's ball fields.

Department of Transportation

The Department of Transportation (DOT) is responsible for mowing and maintenance of the City's Right-of-Ways (ROW's) and medians. There are 870 median strips throughout the City, which are mowed on a cycle of 14 days. DOT also cuts grass on tax sale lots that are not assigned to any specific agency. Ninety percent of DOT's mowing is handled by Lorenz, whose latest contract was worth \$7,796,943.

In Fiscal 2016 the department received 1,046 requests from 311. Of these, 85% (889) were addressed by DOT and 15% (157) were referred to other agencies (e.g. BCRP – Urban Forestry, HCD Code Enforcement).

Housing and Community Development – Code Enforcement

Housing and Community Development – Code Enforcement (HCD) is charged with identifying properties that are in need of maintenance (cleaning and mowing). HCD is alerted to these properties via 311, acting on each request within three days. If a property is privately owned and occupied, a citation is immediately given to the occupant/owner. If a property is privately owned and vacant, a notice is delivered to the property owner who has 10 days to reply. If the owner does not respond within 30 days, a work order is issued to the Department of Public Works – Bureau of Solid Waste (DPW). If a

Comments

property is vacant, HCD issues a work order to DPW. The order must be completed within 15 days if the property is in a Transformation Zone and 30 days if not.

Department of Public Works – Bureau of Solid Waste


The Department of Public Works – Bureau of Solid Waste (DPW) is responsible for the maintenance and mowing of 18,000 vacant, abandoned, and unoccupied private properties/lots. Most of DPW's mowing is driven by complaints registered with 311 and is performed by staff; contractors are only used for overflow work. DPW also cleans 81% and mows 54% of the unimproved City-owned properties acquired by tax sale.

DPW contracts overflow mowing with Evergreen Landscape and Design Corporation and Lorenz, whose most recent contracts were worth \$1,453,200 and \$641,000, respectively. Please note that these contracts cover only mowing and not the maintenance/cleanliness of the lots DPW is responsible for, the status of which may change within the time frame allowed by the type of citation DPW prepared. If a property/lot is obstructed by refuse, mowing cannot be completed until the lot is cleaned, which can often prolong and complicate the process of completing a 311 request.

Please note that Enoch Pratt Free Libraries also has a contract for mowing with A.S.B. worth \$20,525.

The Department of Finance recommends a full analysis of external and internal mowing processes in Baltimore City, which should include the full costing of doing all mowing in-house.

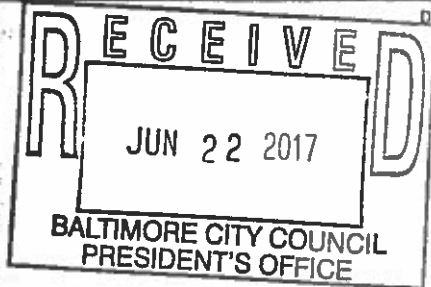
cc: Henry Raymond
Kyron Banks

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL RESOLUTION 17-0024R		

TO

DATE June 21, 2017

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall



I am herein reporting on City Council Resolution 17-0024R introduced by Council Member Middleton, President Young, Council Members Henry, Costello, Clarke, Sneed, Dorsey, Scott, Burnett, Bullock, Pinkett, Cohen, Stokes, Schleifer, and Reisinger.

The purpose of the Bill is to request the Directors of Recreation and Parks and Transportation, the Commissioner of Housing and Community Development, the head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

There is great variety in the work performed to clean and mow lots, private parcels, parks, and other green spaces. For example, the manpower and equipment needed to mow a large open, cultivated lawn with planting beds and buffer areas will be different from what is required to access and mow a median strip along a busy street, or tackling a long abandoned private backyard with discarded furniture and overgrown weed trees and vines. The simple chart below shows the current mowing responsibilities by agency.

AGENCY	GRASS CUTTING RESPONSIBILITIES
DPW	DPW facilities (e.g. wastewater treatment plants, water filtration plants, pumping stations, reservoirs), City-owned vacant lots and properties, privately-owned vacant lots and properties referred to DPW for cleaning and mowing by DHCD Code Enforcement
DOT	DOT facilities, public ways, medians
R&P	Parks, Park property, Recreation centers
DGS	Police stations, Health facilities, Community Action Centers
BCPS	Public school facilities, including public charter schools that occupy City-owned buildings

Comments

The Honorable President and Members
of the Baltimore City Council

June 21, 2017

Page 2

The Department of Public Works manages its operational facilities, which includes mowing and other exterior maintenance responsibilities. Each agency listed in the above chart knows its own property's needs better than anyone else and therefore can exercise the appropriate oversight and control for how frequently and how best to maintain their green spaces. Apart from the maintenance of Public Works facilities, the Bureau of Solid Waste provides cleaning and mowing services to Mayor and City Council-owned vacant lots, as well any Housing Code Enforcement referrals for nuisance (vacant) private lots and properties. Before a private property may be referred for City mowing services, the Department of Housing and Community Development determines whether the property is vacant and then follows a Code-required process of citing for a high grass and weeds violation and providing a remedy period before the City may step in and resolve the issue. The Bureau of Solid Waste currently has a list of City-owned lots and potential nuisance vacant private properties that exceeds 18,000 in number. Obviously, rainfall patterns greatly influence the growing season and the frequency of return mowing requests.

In order to manage this largely seasonal workload, the Bureau of Solid Waste has cleaning and mowing crews assigned to the four Solid Waste quadrants to respond to both City-owned and privately-owned vacant lots and properties referrals. These crews have access to riding mowers, bush cutters, tractors and weed whackers. In addition, the mowing effort is supplemented by contracts with a private company and the Living Classrooms.

Representative of the Department of Public Works will be present at the hearing on City Council Resolution 17-0024R to answer any questions the Council may have.



Rudolph S. Chow, P.E.
Director

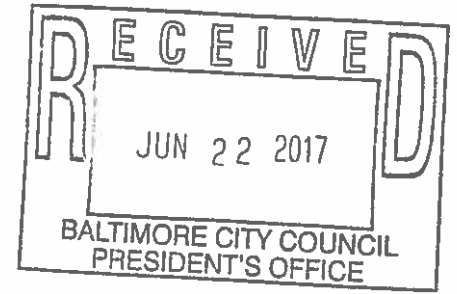
RSC/MMC



BALTIMORE HOUSING

CATHERINE E. PUGH
Mayor

PAUL T. GRAZIANO
Executive Director, HABCO
Commissioner, HCD



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner *MBR*

Date: June 21, 2017

Re: City Council Bill 17-0024R - Upkeep and Maintenance of Vacant Lots and Public Green Spaces

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0024R, for the purpose of requesting the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Commissioner of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

HCD does not provide vacant lot maintenance services, however the Housing Code Enforcement (HCE) team works closely with the Department of Public Works (DPW) to insure the upkeep and maintenance of vacant lots in the city. Parks and Public Green spaces are the responsibility of the Department of Recreation and Parks or the Department of Transportation.

This report will include information on HCD's role concerning the maintenance responsibility for City owned vacant lots, privately owned vacant lots, City owned lots that are part of the Adopt-A-Lot Program and vacant lots as a result of demolition.

For City owned lots, HCE inspectors either in response to 311 calls or during routine inspections request work orders for DPW, as appropriate, to perform the required maintenance on lots where the grass and weeds are over eight inches high or requires trash to be removed.

For privately owned vacant lots and buildings an inspector will issue notices and/or citations and if code enforcement efforts fail to get the responsible property owner to maintain the vacant lot, the inspector submits a work order to DPW to mow the lot and a lien is placed on the property for the cost of the work performed by the city crew.



Comments

HCD's Vacants to Value Office of Marketing and Community Outreach manages the Adopt-A-Lot Program, which is a program that allows organizations to submit a request to use a city owned vacant lot to support community activities such as community gardens or memorial gardens. The maintenance of the adopted lots is the responsibility of the entity that enters into the adopt-a-lot agreement. A list of lots that have been "adopted" is provided to the HCE team and to DPW so they are aware that the maintenance of the lots is not the responsibility of the City.

All demolition is coordinated with Planning's Office of Sustainability. Sustainability receives an alert when any demolition is released to a contractor. Following the completion of that demolition, Sustainability meets with community members and determines any additional greening or maintenance that will be implemented at a given site. This may include fencing, trees, playgrounds or ball fields. If a site is turned into a community amenity that should not be mowed by DPW, Planning alerts HCD and HCD puts a tag in the internal management system so that no cleaning work orders will be issued at the site.

The Department of Housing and Community Development looks forward to participating in the hearing to explore options for insuring proper maintenance and upkeep of vacant lots, parks and green spaces in the City.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF RECREATION AND PARKS

WILLIAM VONDRASEK, Acting Director
DR. RALPH W. E. JONES, JR. BUILDING
3001 East Drive - Druid Hill Park
Baltimore, Maryland 21217
410-396-6132

June 12, 2017

Honorable President Bernard Young
Members of the City Council
Baltimore City Council
100 N. Holliday Street
Baltimore, Maryland 21202

RE: **Council Bill # 17-0024R**
Upkeep and Maintenance of Vacant Lots and Public Green Spaces

Dear President Young:

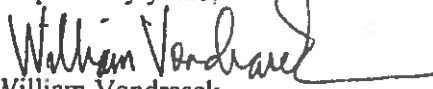
Council Bill #17-0024R proposes the Director of the Department of Recreation and Parks (BCRP), the Director of the Department of Transportation, the Commissioner of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research report on the total number of service calls re: upkeep and maintenance of vacant lots and green spaces; and recommend to the Administration a single City agency assuming responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

The Department has reviewed this piece of proposed legislation and objects to its intent.

The mission of Baltimore's Recreation and Parks Department is to improve the health and wellness of Baltimore through quality recreational programs, preserving our parks and natural resources, and promoting fun, active lifestyles for all ages. Preservation and beautification of the many parks in BCRP's inventory is a high priority which we've achieved with recognizable results. Shifting our focus, and resources, to maintaining vacant lots will create inefficiencies within our current operation and does not support the Department's mission. Conversely, we do not believe it is in the city's best interest to place responsibility for mowing our parks with another agency.

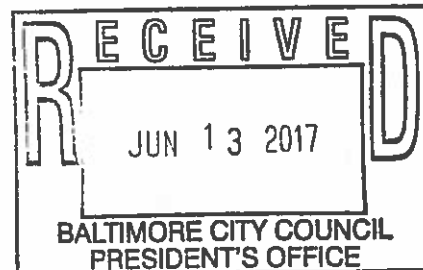
Therefore, the Department of Recreation and Parks is not in favor of Council Bill #17-0024R.

Respectfully yours,


William Vondrasek
Acting Director

WV:ch

Cc: Kyron Banks, Liaison to City Council 



**CITY OF BALTIMORE
COUNCIL BILL 17-0024R
(Resolution)**

Introduced by: Councilmember Middleton, President Young, Councilmembers Henry, Costello, Clarke, Sneed, Dorsey, Scott, Burnett, Bullock, Pinkett, Cohen, Stokes, Schleifer, Reisinger
Introduced and read first time: May 8, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Recreation and Parks, Department of Transportation, Department of Housing and Community Development, Department of Public Works, Department of Finance

A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Upkeep and Maintenance of Vacant Lots and Public Green Spaces**

3 FOR the purpose of requesting the Director of the Department of Recreation and Parks, the
4 Director of the Department of Transportation, the Commissioner of the Department of
5 Housing and Community Development, the Head of the Bureau of Solid Waste, and the
6 Chief of the Bureau of Budget and Management Research to report on the annual cumulative
7 total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and
8 to recommend to the Administration a single City agency with the responsibility for mowing
9 all City-owned lots, parcels, parks, and green spaces.

10 **Recitals**

11 According to the 2010 annual report of the Office of Sustainability, "At the end of 2010,
12 roughly 7,000 vacant or abandoned properties were titled to the Mayor and City Council, and
13 over half of these, 4000 were vacant lots." Furthermore, the Department of Housing and
14 Community Development possesses ownership of approximately an additional 4,000 lots. With
15 the total number of vacant City-owned lots hovering around 8,000, a single bureau would
16 increase both the efficiency and effectiveness of this City service.

17 In 2010, 4,000 lots owned by the Mayor and City Council, which are managed by the
18 Department of Housing and Community Development, averaged \$760 per lot for 3 grass cutting
19 seasons and \$1,015 per lot for annual trash and debris removal, totaling a little over \$7,000,000
20 for total average maintenance cost for all the lots.

21 Consolidating all mowing operations in a single agency will eliminate confusion in
22 determining which City agency is responsible for mowing which City-owned parcel. It would
23 also create opportunities for the City to provide better service with greater efficiency in both cost
24 and response time.

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike-out~~ indicates matter deleted by amendment.

Council Bill 17-0024R

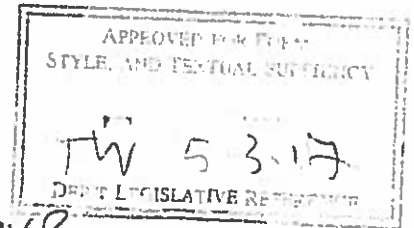
1 This idea was presented to the last administration, but unfortunately progress does not appear
2 to have been made toward achieving the efficiencies that consolidation of responsibility for all
3 City-owned vacant lots and green spaces would achieve. The current status of City mowing
4 operations needs to be examined once again with an eye toward creative solutions that could
5 improve results for both our residents and City finances.

6 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the City
7 Council requests the Director of the Department of Recreation and Parks, the Director of the
8 Department of Transportation, the Commissioner of the Department of Housing and Community
9 Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and
10 Management Research to report on the annual cumulative total of calls for service for the upkeep
11 and maintenance of vacant lots and green spaces; and to recommend to the Administration a
12 single City agency with the responsibility for mowing all City-owned lots, lots, parcels, parks,
13 and green spaces.

14 **AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to the Director of the
15 Department of Recreation and Parks, the Director of the Department of Transportation, the
16 Commissioner of the Department of Housing and Community Development, the Head of the
17 Bureau of Solid Waste, the Chief of the Bureau of Budget and Management Research, and the
18 Mayor's Legislative Liaison to the City Council.

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL ___R
(Resolution) 17-0024R



Introduced by: Councilmember Middleton

A RESOLUTION ENTITLED

A COUNCIL RESOLUTION concerning

Upkeep and Maintenance of Vacant Lots and Public Green Spaces

HUA
REC & PARKS
DOT
HCD
DPW
FINANC

FOR the purpose of requesting the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Director of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, parcels, parks, and green spaces.

Recitals

According to the 2010 annual report of the Office of Sustainability, "At the end of 2010, roughly 7,000 vacant or abandoned properties were titled to the Mayor and City Council, and over half of these, 4000 were vacant lots." Furthermore, the Department of Housing and Community Development possesses ownership of approximately an additional 4,000 lots. With the total number of vacant City-owned lots hovering around 8,000, a single bureau would increase both the efficiency and effectiveness of this City service.

In 2010, 4,000 lots owned by the Mayor and City Council, which are managed by the Department of Housing and Community Development, averaged \$760 per lot for 3 grass cutting seasons and \$1,015 per lot for annual trash and debris removal, totaling a little over \$7,000,000 for total average maintenance cost for all the lots.

Consolidating all mowing operations in a single agency will eliminate confusion in determining which City agency is responsible for mowing which City-owned parcel. It would also create opportunities for the City to provide better service with greater efficiency in both cost and response time.

This idea was presented to the last administration, but unfortunately progress does not appear to have been made toward achieving the efficiencies that consolidation of responsibility for all City-owned vacant lots and green spaces would achieve. The current status of City mowing operations needs to be examined once again with an eye toward creative solutions that could improve results for both our residents and City finances.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council requests the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Director of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces; and to recommend to the Administration a single City agency with the responsibility for mowing all City-owned lots, lots, parcels, parks, and green spaces.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Director of the Department of Recreation and Parks, the Director of the Department of Transportation, the Director of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, the Chief of the Bureau of Budget and Management Research, and the Mayor's Legislative Liaison to the City Council.



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: May 11, 2017

SUBJECT: City Council Bill No. 17-0052
City Streets – Closing – East Fairmount Avenue and a Portion of Aisquith Street

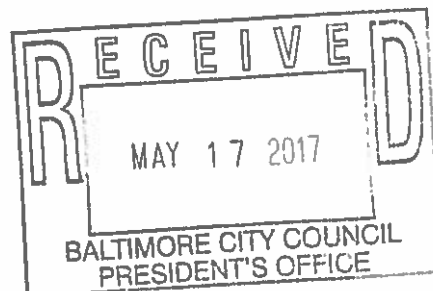
The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0052 for the purpose of condemning and closing East Fairmount Avenue and a portion of Aisquith Street.

The condemning and closing of East Fairmount Avenue and a portion of Aisquith Street will support the proposed Hendler Creamery, mixed-use development project, which will consist of 276 residential apartments with ground level retail, in the Jonestown Historic District.

BDC supports Bill No. 17-0052 and respectfully requests that favorable consideration is given by the City Council.

cc: Kyron Banks

sandra.blake/ccbill17/17-0052



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