

★ Roll Call Number

Agenda Item Number

41

Date August 11, 2014

Request from Irvin Conkel, to speak regarding Apartment Enforcement Security Ordinance.

Moved by _____ to

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

August 11, 2014

Des Moines City Council and Mayor's Office
400 Robert D. Ray Drive
Des Moines, IA 50309 – 1813

Dear Council Members

SUBJECT: APARTMENT ENFORCEMENT SECURITY ORDINANCE

I am a resident of Des Moines and a member of Wakonda Village, an apartment community. As a resident I have been the victim and witness of crimes in and out of my home. These violations include theft, vandalism, drug use, burglary, home invasion, assault, vagrancy, and threats of violence. These acts have caused an interruption in my life as well as the lives of others. I have been fortunate to have the support of the Des Moines Police Department. Their Dispatchers, Patrol Officers, and Detectives have been an integral part and provided much relief from these occurrences. Unfortunately their timely response cannot prevent these acts from happening and do little to deter future actions. I have reported these incidents and worked closely with BH Management LLC, the managing company and operator of my apartment home. My repeated inquiries in regard to implementing a Crime-Free Multi-Housing Program have not been properly addressed and have lacked response. I believe further action is needed by City Council to help establish an adequate and effective response to this ongoing problem.

Research has shown that cities with strong safety and security ordinances along with implementation of "Crime-Free Programs" have lower rates of crime. It was found that:

"The Crime-Free program is outstanding and really works. One example here is that a complex has reduced its calls for service by over 55%. One thing that everyone has to remember is the program is only as good as the support your city and officers give it."

"One of the great things about this program is it not hard to get support. Rental properties are often about money. If you show someone how you can save money and keep units full with good people, then people will listen."

"I have a Mayor and City Council that stands behind this program 100% and are firm believers of the Crime-Free Multi Housing philosophy. They have seen first hand what it can accomplish. Not to mention save financially."

- International Crime-Free Association, Inc.

Similar findings have been made in many other states across our country and around the world. An Ordinance amending the City Code would establish a program to reduce criminal activity among Multi Housing Complexes in Des Moines and promote the health, safety, and welfare of residents of such Apartment Communities.

I ask that you support this request for full implementation of an Apartment Security Ordinance. In supporting this ordinance you will be establishing requirements for needed safety and security. I believe this addition would be a small investment in change with a very large return to our citizens. We should have the opportunity to live in a safe and secure environment knowing that we have the support of our elected representatives. I believe that in supporting this ordinance you will impact the lives of not only apartment community members, but the surrounding community as well.

Sincerely,

Irvin Conkel

CRIME FREE MULTI-HOUSING PROGRAM

The program consists of three phases that is completed under the supervision of the Des Moines Police Department. Homeowners and property managers can become individually certified upon successful completion of all three phases.

RENTAL HOUSING PROGRAM BENEFITS

- Increased Property Values
- Lower Maintenance and Repair Costs
- A Stable, More Satisfying Tenant Base
- Improved Personal Safety for Tenants, Landlords, and Managers
- Increased Demand for Rental Units with a Reputation for Active Management

OUTLINE OF THE PROGRAM CONTENT

Phase I: Property Owner Manager Training

- Instructed by the Des Moines Police Department
- 9 Hour Course
- Crime Prevention through Environmental Design Survey, CPTED
- Crime Prevention Theory
- Physical Security Theory
- Crime Free Lease Addendum
- Benefits of Resident Screening
- Key Control and Master Key Use
- Lease Agreements and Eviction Issues
- Gangs, Drug Activity, and Crime Prevention
- A 200 Page Resource Manual is Supplied with Additional Handouts
- On-going Security Management Monitoring and Responding to Criminal Activity
- Legal Warnings, Notices & Evictions- Working Smarter with Police, Fire, and Zoning

Phase II: Survey by the Police Department

- Key Control Procedures Evaluation
- Minimum Exterior Lighting Standards Evaluation
- Landscape Maintenance Standards Compliance
- Minimum Door, Window, and Lock Standards Evaluation

Phase III: Property Owner Manager Crime Free Commitment

- Re-certify Annually
- Work with the Police and other Agencies
- Landlords make a Written Crime Free Commitment
- Maintain their Property under Existing Security Criteria
- Tenants Sign and Abide by a Crime Free Lease Addendum
- Check their Properties Regularly at a Minimum of Once Every 2 Months
- Notify the Neighbors of their Rental and their Name, Phone Number and Address

Links: International Crime Free Association - <http://www.crime-free-association.org/index.html>
The City of Houston Texas Website - http://www.houstontx.gov/police/multi_family/
Houston City Ordinance - http://www.houstontx.gov/police/multi_family/images/2006-1124.pdf
Houston City Code Ch. 28 Article IX - <https://library.municode.com/index.aspx?clientId=10123>

Rauh, Diane I.

From: Irvin Conkel <irvindconkel@gmail.com>
Sent: Thursday, August 07, 2014 10:55 PM
To: CityClerk
Subject: Information Packet
Attachments: City Council Letter.doc; Crime Free Multi-Housing Program.doc

Ms. Diane Rauh,

I have information that I would like to pass to the Council Members for their review during the meeting.

Enclosed:

Letter to City Council
Crime Free Multi Housing Program

For more in depth information, please feel free to review these helpful websites.

Reference:

International Crime Free Association - <http://www.crime-free-association.org/index.html>

The City of Houston Texas Website - http://www.houstontx.gov/police/multi_family/

Houston City Ordinance - http://www.houstontx.gov/police/multi_family/images/2006-1124.pdf

Houston City Code Ch. 28 Article IX - <https://library.municode.com/index.aspx?clientId=10123>

Thank You,

Irvin Conkel

Phone: 515.707.4805

E-Mail: irvindconkel@gmail.com