



MINUTES
Committee on Public Safety
Tuesday, July 22, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Joe Neller
Chief Sturdivant, LFD
Rawley Van Fossen, EDP

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JULY 8, 2025, AS PRESENTED. MOTION CARRIED 3-0.

Council Member Hussain referred to the 41% felonious stated at last meeting and now made known it is 17%. Council Member Kost stated that he spoke to Chief and they had switched systems, and it was doubled. Council Member Pehlivanoglu asked if it was only that number and Council Member Kost stated he was just spoken to about that item.

PUBLIC COMMENT

Mr. Neller spoke in support of the ordinances on the agenda and the expansion for renters' insurance. Asked for relocation after all other options have been exhausted, and it does not take effect unless the red tag was the fault of the tenant.

TO COUNCEL MEMBER TRINI PEHLIVANOGLU
CITY OF LANSING

DEAR TRINI

A SPECIAL THANK YOU FOR A WONDERFUL PRESENTATION AND BEING OPEN TO OUR QUESTIONS AND RESPONSES.

AFTER OUR DISCUSSION I FEEL LANDLORD OR TENANT FOR INSURANCE REINBURSEMENT IS NOT FEASABLE.

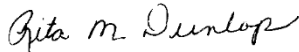
AS AN OPTION I COULD CONSIDER A SHARE OPTION THAT WOULD SHARE THE BURDEN. THESE WOULD BE SOME SHARING OPTIONS. LANDLOARDS, TENANTS, CITY OF LANSING LHC MSHDA AND SOME CHURCHES. THIS COULD TIE INTO A LARGER SOLUTION TO HOMELESSNESS IN INBETWEEN SITUATIONS. WE COULD JOIN IN SOME MOTEL / HOTEL PROGRAMS AS WELL AS ENLARGE SHELTER AREAS.

I THINK IT WOULD BE A GOOD EMPHASIS TO EVALUATE SOME EMERGENCY HOUSING OPTIONS OUR HOMELESS PROBLEMS SEEM TO BE GROWING AT A FAST PACE. FOR VARIOUS REASONS. SOME OF THIS HAS TO DO WITH HOMELESS AND OTHER AREAS NOT HAVING SUFFICIENT AREAS OR PROGRAMS, , ESPECIALLY THOSE ON PAROLE AND PROBATION INDIVIDUALS.

AS A LANDLADY I FEEL BURDENED BY LENGTHY COURT SETTLEMENTS. I FEEL A SHORTED EVICTION PROCESS WOULD HELP THE OVERALL SITUATION. ESPECIALLY IF THERE WERE MORE EMERGENCY HOUSING OPTIONS FOR THOSE BEING EVICTED. ALONG WITH CORE COUNCELING ON REASONS WHY EACH CASE LEAD TO HOMELESSNESS ESPECIALLY CHRONIC CONDITIONS. ULICES ROSA OUR EVICTION DIVERSION SPECIALIST HAS A LOT OF SUPPORTING DATA ON HOMELESSNESS IN THE LANSING AREA

A SPECIAL THANK YOU

RITA M DUNLOP



From: Brad Simtob <brad@flatzliving.com>
Sent: Tuesday, July 22, 2025 1:33:37 PM
To: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Cc: Joe Neller <joe.neller@gmail.com>
Subject: [EXTERNAL] Relocation Ordinance Feedback Letter

Chairperson Pehlivanoglu,

My name is Bradley Simtob and I am an apartment owner and manager in the City of Lansing. I am writing today with concerns about the tenant relocation ordinances that are being discussed in the Committee on Public Safety.

I appreciate the changes that have already been made to the ordinances to remove the mandate that landlords carry an insurance rider for tenant relocation costs and to expand it to include renters' insurance. I write today to encourage the Committee on Public Safety to consider more changes before these ordinances are considered for approval.

Landlords who do not maintain the safety and living conditions of their properties should be held accountable. I understand these ordinances are designed to protect tenants that have no other relocation options. I support this goal, but I ask that more thought be given to these ordinances to make sure they are implemented correctly.

Not all "red tags" are caused by landlords. Some are caused by tenant behavior. For example, many lease agreements require tenants to pay for their own utilities. If a tenant does not pay their utility bill and they are shut off by the utility company, it can result in a "red tag." Under this ordinance as written, landlords would be responsible to cover the relocation costs from a "red tag" that was caused by tenant behavior.

I ask that you consider language that protects landlords from covering the costs of relocation from "red tags" caused by the tenant. This will help landlords avoid additional costs that they have no control over. I support holding bad landlords accountable, but I also believe good landlords should not be punished for tenant behaviors.

Thanks,
Brad Simtob | 248.910.5411 | www.flatzliving.com
Flatz Living | Managing Partner

PRESENTATIONS

City of Lansing Fire Department – Chief Sturdivant

Expansion of the city's emergency weather siren platform

The Chief spoke on the changes to the tri-county protocol. Regarding the sirens, they have adjusted for clarity and based on sound tests and monthly reviews on testing from Ingham County, they are prepared to expand the siren outreach with four (4) more over the next couple years. In the area of Cooper and Rundle there was an assessment, and it was confirmed it was difficult to hear. They feel confident 99% is covered just not as loud. Of the four new, there will be two this year; one at Mt. Hope and Lindbergh drive and Debbie Stabenow Park. In the next year MLK and Mary Avenue and one at Letts Community Center. They do have all four, but are in the process of installation, training and collaborating with Ingham County because they are involved in the launch. This will take to the total of 16 in the city. Council Member Pehlivanoglu asked about the placement of the new ones; three on the South end, and one on the West side, and asked if there were dead zones in the Northeast or Northwest. Chief Sturdivant stated they did not hear any complaints from those areas and did the testing, decibel level and mapping with the vendor, and the four new locations were their recommendations. Council Member Pehlivanoglu noted Ingham County is responsible for sending out the signal, so who is funding these new ones. The Chief stated this is the city budget for emergency supplies and there is an allotment for sirens. Council Member Kost acknowledged the new location at Debbie Stabenow Park and noted that there is one in the northeast currently at Foster Community Center. Council Member Hussain asked if the original deployment was done correctly but there were some topography issues that now require these additional four. Chief Sturdivant confirmed and they then used the software and visible testing.

Deployment of basic life support ambulances within Tri-County (Ingham, Eaton, Clinton)

The chief noted that 80% of calls are EMS, of that 80% 38-40% is basic life support in nature. The city has been speaking to the tri-county areas about staffing the ambulances with EMT, and they agree to try to have BLS units in the system. Lansing is looking to do is follow State level and Tri-County for an optional support to deploy as of 9/1/2025 for the ability to coach while units are in route. With this approval, Lansing is looking at the deployment matrix for a quantitative approach. There are five ALS ambulances now and then license a 6th to upgrade at EMS to be able to upgrade to a medical unit. They will use a data matrix before they move forward. The MOU is in a place where all new hires must be trained as paramedics and so feel this model will more an effective model for the City. Met with union and continue to craft a plan and hope to implement 9/1/2025 but will look at every service based on where the calls fall. They are looking at a community paramedic program where they will work with the hospital to help decrease the amount of traffic in the emergency rooms. Council Member Pehlivanoglu asked if the department has the capacity to take that on. The chief stated it is exploratory right now but looking for any creative solution to reduce the delay time in emergency rooms.

Council Member Pehlivanoglu asked if there are any updates on the mutual agreement with DeWitt Township and the Chief confirmed it has been eliminated, it was seamless, and the dispatch was updated they will no longer be called there, and at his next monthly fire meeting, he will get an update on what DeWitt Township has done.

Council Member Hussain asked if they have looked at the “quick response vehicles”. The chief confirmed they have, and they can deploy echo units, but there has to be a paramedic attached to that response.

Council Member Kost inquired into where the concentration of the calls is coming from. The chief stated with the research they are working on with MSU would be able to focus on that area.

The Chief acknowledged the Council with their support.

DISCUSSION

RESOLUTION – Introduce & Set Public Hearing; Amend Chapter 1610, Section 1610.1 Adoption of the 2021 International Fire Code

Chief stated they are excited with the Code because it provides details. One trend it addresses is electric vehicles; storage, charging stations, etc. and it provides levels of regulations. Another item is the butane extraction process for medical marihuana grows. This will provide guidance on what they do. This code update addresses the regulations to mitigate emergencies.

Council Member Hussain stated it was published in November 2021 and why is Council just getting. The chief stated that priorities at the time, this offered changes that required research, it is not seamless and once engaged with OCA there is a time frame. Council Member Hussain asked what we are operating under now; and was told 2018. Council Member Hussain then asked if the Code Council is ready to adopt the next one, and the Chief stated he could check on that status. Council Member Hussain asked how the IFC is applied in Economic Development with rentals and rental certification. Mr. Van Fossen stated not exactly, they work with Fire on plan review and look at the IFC. If a rental Code inspects under IBMC, but if Fire gets called out, they will use the IFC, and they then leave it up to the Fire Marshall office.

Council Member Kost stated there is already a 2024 IFC update out there and asked why not moving to 2024. Mr. Van Fossen stated they must wait for the State to adopt their code, so maybe IFC 2024 has not been adopted by the State. The chief stated they do not have to wait on the State, but there is typically a lag in the research to make sure it fits the city and what impacts on the city. He stated he could look at 2024.

Council Member Pehlivanoglu asked if Council can move on this while they work on getting the 2024. Chief Sturdivant stated he would recommend adopt 2021 while working with stakeholders on the 2024 adoption.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING OF THE 2021 IFC FOR AUGUST 11, 2025. MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 1460, Section 1460.49(a) to require that rental dwellings have insurance covering tenant relocation costs

Council Member Kost stated that this is not a requirement, but there is an opt-out on this, that they can sign off that if something is wrong, they understand they would be responsible. There is no proceeding of this or forcing of an added cost.

Council Member Hussain spoke briefly on the small business field of landlords. Council Member Kost added, and it was concurred, that there are 95% of good landlords.

Council Member Pehlivanoglu read questions she was approached with:

What is the tenant's role in some of these items that could lead to a red tag.

She explained that a lease agreement is between tenant and landlord. When it comes to tenant liability, if caused by action of the tenant, and the home becomes red tagged; there are items in the next ordinance that speak to this.

The City does not mandate tenants to have renters' insurance and in turn will not mandate landlords to have insurance.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE ORDINANCE TO AMEND CHAPTER 1460, SECTION 1460.49(a). MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 1460, adding a new Section 1460.51 to create a tenant relocation fee and renumbering the existing Section 1460.51

Council Member Kost stated that there has been question on the tenant doing the damage; the ordinance says, “unsafe to occupy”. The current system is too broad when talking about “unsafe”, this is a life safety issue that happens. Mr. Van Fossen confirmed, but said if this ordinance passes without updating, it would be red tag. Council Member Kost stated this does not speak to “red tag”. Council Member Hussain stated that with red tag enforcement with LPD, in the field there is discretion and so the spirit of this is that if it is unsafe to live, the enforcement can practice discretion. Mr. Van Fossen stated that if they inspect, they have discretion to determine and some of that could exist. Council Member Kost provided an example on discretion and judgement. There should be discussion on another color tag for life safety uninhabitable, because this ordinance amendment is mute on the type of tag. Mr. Van Fossen stated they agree but have not brought forward those suggestions. Council Member Kost stated that it appears the tag would be a department question. Council Member Pehlivanoglu stated there are multiple ordinances out there that would not get in the way of the department, but another tool. It would not get into the weeds on how the department would move forward.

Council Member Pehlivanoglu noted that tenant liability is part of the private lease, so this would not address that. There are a variety items, but this is a tool and when City is responsible to pay cost how is the city reimbursed. Council Member Hussain concurred and trusts that the department will put forth policies to address this.

Council Member Pehlivanoglu asked about the relocation fees; currently if the city were to relocate because it had been red tagged, and City pays the fees but needs to be reimbursed. She asked if that reimbursement would go on the taxes and in the past the city has sued. If the City collects by placing on the taxes, what is the difference. Ms. Hagen-Lawrence stated the cost would go to the owner, and any unpaid fee after 30 days, the city can initiate a collection so it does not get put on the tax roll. The City does not, and outside of legal action, and part of that legal action along those lines, this provides a more straightforward process.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO AMEND CHAPTER 1460, SECTION 1460.51. MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 1460, Section 1460.50 to update and correct internal references

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE ORDINANCE TO AMEND CHAPTER 1460, SECTION 1460.50. MOTION CARRIED 3-0.

OTHER

Council Member Kost asked about updates on those 1612 Martin and 1033 Shepard and Mr. Van Fossen stated that the bid ended, and the Mayor and OCA have to sign off.

Council Member Hussain asked for the next meeting there is an update and a resolution of encouragement for Senate to pass HB 4260.

Council Member Hussain stated that at the last meeting the Committee was going to look into updates on the noise ordinance for this meeting and asked for an update on that draft. Council Member Kost stated he had not provided the examples yet to OCA and apologized, but he had initiated the conversation with OCA to look at it.

ADJOURN

Adjourned at 5:01p.m.

Submitted by: Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on August 11, 2025