



MINUTES
Committee on General Services
Tuesday, February 5, 2013 – 3:37 p.m.
Tenth Floor Conference Room – Lansing City Hall

CALL TO ORDER

The meeting called to order at 3:30 p.m.

ROLL CALL

Councilmember Tina Houghton, Chair
Councilmember Jessica Yorko, Vice Chair - absent
Councilmember Kathie Dunbar, Member

OTHERS PRESENT

Lindsay Green, Council Staff
Scott Sanford, Code Compliance
Brian Brooks, Claimant
Billie O'Berry, Law
Simon Zayne, Property Manager

APPROVAL OF MINUTES

COUNCILMEMBER DUNBAR MADE A MOTION TO APPROVE THE MINUTES OF JANUARY 28, 2013. MOTION CARRIED, 2-0.

PUBLIC COMMENT ON AGENDA ITEMS

None

DISCUSSION/ACTION

Claim Submitted by Brian Brooks for \$2,041.00 for Trash Removal for Property Located at 1107 Persons Court

Mr. Sanford from Code Compliance stated the following: "the property was cited for Trash on August 8, 2012 with a compliance date of August 15, 2012. The Code Enforcement officer returned to the property on August 21, 2012 and the violations were still present and the property was submitted to the contractor for abatement. The contractor performed the clean up on August 27, 2012. Proper actions were taken by this office and the pictures indicate the contractor followed proper procedure. This office recommends denial of the claim."

Mr. Sanford provided pictures of the trash cleanup. He stated that this was not a small trash pick-up and that the size warranted a denial of claim.

Mr. Sanford stated that this was a job that took approximately 2 hours to complete and the property had over 10 cubic yards of debris that was removed.

Mr. Brooks stated that he talked to Cameron from Code Compliance and asked for an extension.

Mr. Brooks stated that he was granted an extension of 30 days and believed he cleaned the property during his given extension.

Mr. Brooks stated that the City did a thorough cleanup job.

Mr. Brooks stated that he does not mind paying for the trash, but proceeded to then show pictures of what the property looked like a year prior.

Mr. Brooks stated that the tenants had trashed this property in one year.

Councilmember Houghton asked if the extension was documented.

Mr. Sanford stated that Mr. Brooks was given a 7 day extension, not 30 days.

Councilmember Dunbar asked what date the tenants left the property.

Mr. Sanford stated that 3 days after the extension was granted, the tenants left the premises indefinitely.

Mr. Brooks stated that he cannot go after the tenants for money because the man who once lived there is broke and does not work.

Councilmember Dunbar stated that this is the perfect example of why screening the tenants is important.

Ms. O'Berry stated that this is a common situation that arises where landlords believe that they do not have the ability to go on the property and clean it up.

Ms. O'Berry stated that as a landlord, you cannot go inside of the house, but as the owner you do have the right to make sure that if there are any Code Compliance violations you can go on the property and clean it up.

There are no provisions that prevent a landlord from cleaning up property when it is on the outside.

Ms. O'Berry stated that if Mr. Brooks had gone to the house and the tenants caused a problem, that he could have made a police report against them.

Ms. O'Berry stated that the Council, as well as herself, are sympathetic to his situation, but unfortunately they see this happen a lot.

Ms. O'Berry stated that as a landlord, you never give away your right to clean your property and maintain it.

COUNCILMEMBER DUNBAR MADE A MOTION TO DENY THE CLAIM SUBMITTED BY BRIAN BROOKS FOR \$2,041 FOR TRASH REMOVAL FOR PROPERTY LOCATED AT 1107 PERSONS COURT. MOTION CARRIED, 2-0.

Claim Submitted by Ehab Hanna for \$600.00 for Red Tag Monitoring

Mr. Sanford stated that this claim is for 1015 Hickory St.

Mr. Sanford stated the following: this property had been red tagged since October 6, 2011. The current owner purchased the property on August 10, 2011 and did not contact our office until January 24, 2012 when the property was registered as a rental property and an inspection was set up for February 24, 2012. The rental inspection letter is still outstanding and has yet to be complied. The red tagged monitoring fees were stopped on January 24, 2012. This office recommends denial of the claim.

Mr. Sanford stated that the house is still not certified today.

Mr. Zayne, the property manager, stated that the initial red tag was a result of the LPD doing a search of the property.

Mr. Zayne stated that the windows were boarded up and that he had to fix the glass and windows, but was unaware that he had to call after it was fixed.

Mr. Zayne stated that he had a plumbing permit pulled and that he put in an electrical permit.

Mr. Zayne stated that this year he saw some red tag monitoring fees and that Mr. Sanford had a few improvements left that he wanted done to the property, and that they had scheduled a time for him to come out to the property, but he was under the impressions that everything that needed to be corrected was.

Councilmember Houghton asked if the inspection that Mr. Sanford conducted was in January.

Mr. Sanford stated that the monitoring was for the 4 months before that.

Councilmember Dunbar asked how one would characterize the monitoring fee.

Mr. Sanford stated to make sure the property is clean on the outside is the main concern.

Councilmember Dunbar asked Mr. Sanford if the monitoring was for the work it was tagged for.

Mr. Sanford replied that no, they were just checking the outside of the property at that point.

Mr. Sanford stated that the property will still stay tagged and once someone comes forward and says that they are working on fixing the property, the billing will stop.

Mr. Sanford stated that it has been over a year, yet this house is still red tagged and still not complied.

Mr. Zayne stated that the plumbing and electrical have been completed and there are only minor things that have been left.

Mr. Sanford stated that as long as a house is not in compliance with the Lansing Housing Code, he cannot untag the property until it becomes livable and meets the current code.

Mr. Sanford stated that this is the owner's responsibility.

**COUNCILMEMBER DUNBAR MADE A MOTION TO DENY THE CLAIM
SUBMITTED BY EHAB HANNA FOR \$600 FOR RED TAG MONITORING FEES
FOR PROPERTY LOCATED AT 1015 HICKORY ST. MOTION CARRIED, 2-0.**

Mr. Zayne stated that he would like the record to reflect that Mr. Sanford does a great job and has helped him through a lot of battles.

OTHER

None.

PENDING

ADJOURN

The meeting was adjourned at 4:07 p.m.

Submitted by,

Lindsay Green, Recording Secretary

Lansing City Council

Approved by the Committee on 2-19-13.