



MINUTES

Committee on General Services

Tuesday, April 10, 2018 @ 4:00 p.m.

City Council Conference Room, City Hall 10th Floor

CALL TO ORDER

The meeting called to order at 4:00 p.m.

ROLL CALL

Council Member Patricia Spitzley, Chair
Council Member Adam Hussain, Vice Chair
Council Member Carol Wood, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Eric Brewer, Internal Auditor
Scott Sanford, Code Compliance
Amanda O'Boyle, Assistant City Attorney
David Sheets
Elaine Womboldt
Kathy Miles
J Ghufuran
Council Member Washington arrived at 4:21 p.m.

Public Comment on Agenda Items

No public comment at this time.

Approval of Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MARCH 27, 2018 AS PRESENTED. MOTION CARRIED 3-0.

RESOLUTION – Claim Appeal; # 1536; Kodeen Sowers; 528 Lincoln; \$150.00

Claimant not present at this time, so any discussion was moved to later in the meeting.

RESOLUTION – Claim Appeal #1520; D. Sheets; 816 Baker Street; \$820.00

Mr. Sanford informed the Committee that they were called by the LPD for a board up due to a crime at the property. Due to the amount of debris and a crime scene they had to board up from the outside. Mr. Brewer acknowledged that the Claims Review Committee heard the claim and denied it, even after getting additional information that the board up fees were \$295 of the claim amount.

Mr. Sheets informed the Committee that he was not aware of a crime at the property and stated when he went to the property the next day he did not see any evidence of a crime. He did ask why the amount went from \$820 to \$560. Mr. Brewer said they worked off the \$560 charges on invoice. The \$820 was the amount on the claim form submitted by the owner. The Committee determined they would review the claim for \$560. Council Member Wood asked Mr. Sheets if he would accept a and pay the amount of \$560 at which he stated was happy with the lower amount but would not accept it. He appealed again that in his opinion the windows could have been secured from the inside since they were new windows and could be locked from the inside. Council Member Wood explained to Mr. Sheets that when the LPD calls to Board up a residence they do not have the right to enter. Mr. Sheets again appealed the fine referencing photos which showed the windows were not blocked on the inside.

MOTION BY COUNCIL MEMBER HUSSAIN TO DENY THE CLAIM #1520 FOR 816 BAKER STREET IN THE AMOUNT OF \$560.00.

Council Member Wood suggested Mr. Sheets contact the LPD for the policy on the board up process to find out what they do to bring in code compliance.

MOTION CARRIED 3-0.

RESOLUTION – Claim Appeal #1522; J. Ghufuran; 604 S. Magnolia; \$440.00

Mr. Sanford outlined dates of the violation for the Committee which began on 10/4/2017, with a compliance date of 10/11/2017, and a reinspection on 10/13/2017 where the violations were still found to be present and so submitted to the contractor. The contractor arrived on 11/3/2017.

Mr. Ghufuran informed the Committee the residence is not vacant, and he had issues with the tenant, but that person is no longer there. That tenant was not paying rent, did not return calls so his attorney advised him to evict the tenant. He admitted the trash needed to be removed, and he had asked the tenant to do so, but never did. Council Member Wood advised Mr. Ghufuran that as the property owner he is ultimate responsible, and once he received the notice it should have taken care of, or he would not have this fine. Because Code Compliance processes were followed, the cost was incurred, and there was no legitimate reason to deny any amount.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM #1522 FOR 604 S MAGNOLIA IN THE AMOUNT OF \$440.00.

Council Member Spitzley asked Mr. Sanford to confirm the notice was sent to the owner and his address, and it was confirmed.

MOTION CARRIED 3-0.

RESOLUTION – Claim Appeal # 1536; Kodeem Sowers; 528 Lincoln

Council Member Spitzley stated for the record that this was the second meeting Ms. Sowers was asked to attend, has confirmed to Council staff, but still has not attended. Mr. Brewer confirmed the same issues occurred when Ms. Sowers was asked to attend the Claims Review Committee.

Mr. Sanford outlined the timeline and history of multiple land contracts and transfers on the property with Ms. Sowers. The records noted up to 3 land contracts on the same parcel, and

unregistered rental. The recent transaction presented by Mr. Sanford was a quit claim dated November 6, 2017 but not filed until February 12, 2018.

MOTION BY COUNCIL MEMBER WOOD TO DENY CLAIM #1536 FOR 528 LINCOLN IN THE AMOUNT OF \$150.00. MOTION CARRIED 3-0.

Council Member Spitzley asked that Council staff notify Ms. Sower of the decision and meeting date for the Council review and action.

UPDATE From Law - Claim #1498; T. Felder; IRENTINK; 6121 Coulson Ct.

Council Member Spitzley provided a copy of an email and claim form submitted to the Council staff at 3:36 today before the meeting. The Committee was asked to allow the claimant to call in at the April 24, 2018 meeting. The Committee acknowledged they would allow a conference call at the meeting and Council staff was directed inform the owner and have her send any additional information she has to the City before the meeting.

Other:

Place on File:

Letter to R. Yono; Claim for 930 W. Holmes

Council Member Spitzley referred the Committee to the letter in the packet she sent to Mr. Yono based on information from the City Attorney's Office which determined he is no longer the owner. The property owner or agent needs to be present to file a claim.

Council Member Spitzley placed the letter on file.

Ms. Womboldt supported the letter that was written, stated however that Rejuvenating South Lansing still has issues with the property and formally submitted a letter to the Committee asking for their help in locating contact information on the new owners. Council Member Wood confirmed she had researched the LARA website and found the licensing agent was in Ann Arbor but does not state who the parties are that are involved. Ms. O'Boyle also stated the LARA site lists the documents filed by the owners, and who to contact with the State and who filed. Council Member Wood confirmed had done all those steps. Ms. Womboldt provided Council Member Wood with the contact information from 2017 of the represented buyers of the property from California.

Pending:

- Michigan Liquor Control Commission; Transfer of Ownership of Class C and SDM License; 320 E. Michigan Holdings, LLC to Bowdies's LLC, 320 E. Michigan Avenue-
Pending Application
- Michigan Liquor Control Commission; Transfer of Ownership Class C & SDM license from RYJT, Ltd to Art's Pub, LLC at 809 Kalamazoo Street.-**Pending Application**
- Michigan Liquor Control Commission; Transfer Ownership Class C & SDM License from Singh Pub and Grill, Inc. to Binni's Bar & Grill, Inc. @ 820 W Miller Rd.-**Pending Application**
- Michigan Liquor Control Commission: New SDM Licensed Issued MCL436-1533(5)(a); New Catering Permit; Located at 505 E. Michigan Avenue; Take Me Out Too LLC & City of Lansing- **Pending Application**

Remain Pending until the applications are submitted.

Other

Council Member Spitzley routed an email she had received from Mr. McGrain highlighting his communication with Code Compliance on the issues with Eric's Refuse. Mr. Sanford confirmed they had a meeting with Eric's on what the contract states and their responsibilities. They will start dating and time stamping the photos, if they arrive and there are other items that were not in the original order, they have to contact the Code officer before taking any action. No action can be taken on additional items until the Code office authorizes. He noted that Eric's Refuse also realized he had internal issues and has replaced his staff. Council Member Wood pointed out that some complaints are that the contractor was taking items that were not violation such as furniture, tiles in boxes, etc. She suggested a discussion on having the contract store those items at his property for 48 hours allowing the owner to pay a fee and claim them. Mr. Sanford admitted there was nothing in the contract for that but will speak to Eric's. Council Member Wood asked Ms. O'Boyle if there were any cases where people have sued the City dealing with Eric's Refuse, and which Ms. O'Boyle stated no. Council Member Spitzley asked Mr. Sanford to also instruct the contractor to clarify their invoices on the number of employees on site and their individual hours, not a total amount of hours. Council Member Hussain asked if the contract has any contingency that holds the contractor accountable to be on site within 10 days. Mr. Sanford confirmed it is already in the contract, but sometimes with the load of properties they are sent to, holidays and inclement weather, it takes them longer. The Committee then asked about the bidding process, and Mr. Sanford informed them that this was the only person that responded to the RFP.

Ms. Miles filed a complaint on collection bins at the Gordons Food.

Ms. Womboldt asked if there were systems in place to cite the bins that are not renewing their license. It was confirmed that if a license is not renewed they do a site inspection and if the bin is not removed it is cited as a violation.

Adjourned

Adjourned at 5:00 p.m.

Submitted by Sherrie Boak,

Office Manager, Lansing City Council

Approved by the Committee on April 24, 2018