



MINUTES
Committee on Public Safety
Thursday, November 21, 2019 @ 3:30 p.m.
City Council Conference Room, 10th Floor

CALL TO ORDER

The meeting was called to order at 3:35 p.m.

ROLL CALL

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Joseph Abood, Chief City Attorney
Council Member Jody Washington – left the meeting at 4:37 p.m.
Nancy Mahlow
Elaine Womboldt
Brandon Barrett
Donneca McIntosh
Scott Sanford, Code Compliance
Steve Swan, Building Official
Vicki Parker
Andrea Parker
Ariana Parker
Mary Ellen Purificato

Public Comment

No public comment.

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM NOVEMBER 18, 2019 AS PRESENTED. MOTION CARRIED 2-0.

Other

Autumn Ridge Apartments

Ms. McIntosh informed the Committee that as a resident of Autumn Ridge she currently does not have heat, no AC and leaking water throughout her unit.

Ms. Andrea Parker stated she has lived there since 2018 and currently has been dealing with raccoons in the attic above her, and have place multiple calls and complaints to management. However, management switch to a new system in September 2019 therefore none of her

complaints from the previous year carried forward. Since the time she was able to file a complaint, management has taken out nine dead raccoons. Currently her issues include no garbage disposal, no heat since November 16, 2019, the heater has water coming out of it, and she did not have a working stove since January 2019. Regarding the complex, itself Ms. Parker stated there fallen trees, missing handrails and streetlights that do not work.

Ms. Vicki Parker commented on the living conditions and the lack of response from management. Ms. Parker was able to confirm there are 53 lights that do not work on the property, the garage doors have been broken for two years, and the lawn has not been moved all summer.

Mr. Barrett spoke as a contractor for Autumn Ridge who used to mow the property, however has ceased because he has not been paid and he is aware of other contractors on the property who also are not being paid.

Ms. Womboldt spoke in opposition to the living conditions at Autumn Ridge.

Ms. Purificato confirmed there has been a surge of wild animals in the City, and in her housing complex, their association has had to create a separate budget line item to address it.

Ms. Mahlow spoke in opposition to the current living conditions in Autumn Ridge.

Ms. McIntosh voiced her concern on the lack of lighting.

Council Member Wood distributed photos that were provided to Council Member Garza with the 2nd Ward. She also noted that she reached out to BWL and they were able to repair lights that sit outside the property, however any non-working lights on the property will have to be addressed by their management. Mr. Sanford was asked if there were any code updates on the property and he was able to provide information that the rental inspections were complete in October but the paperwork is still going through the process. He was just made aware of the furnace issues but he did speak to the district manager who informed him they were working with Hagar Fox to replace the furnaces which was planned for 11/22/2019 – 11/25/2019. There are 618 units, and Mr. Sanford was informed they found seven that did not work, and will replace. Mr. Sanford then offered to write up a separate complaint on the garages and the exterior complaints. His impression from his communications was that they are considering tearing down garages or if they should rebuild. An inspector will be back on site the week of 11/25/2019. Mr. Swan stated he had no additional information but was in communication with the mechanical inspector, and was informed that depending on the type of furnace they could all be installed in one day. Council Member Wood noted that there have been promises made in the past with management companies so she requested a copy of the purchase order with Hagar Fox and any other communications in writing. Mr. Sanford was then asked if the rental inspections were various random units or all the units, and Mr. Sanford it was a 100% inspection and were finished in mid-October and any violations that were written up still have not expired, but they will do weekly follow ups on the exterior. Council Member Wood asked for an update on the furnaces 11/22 or 11/25, and noted this item would be on the Committee agenda for 12/5/2019. Council Member Hussain asked Mr. Sanford who the owner and operator was and he was not able to provide any information. He was then asked if there is on-site management, and Ms. McIntosh stated there is however, they never respond. Council Member Wood asked Mr. Sanford whom with management did he speak to about the furnaces, and he stated the person he spoke to was at the complex today coordinating the replacement furnaces. Council Member Wood asked that a letter be sent to corporate to have them at the next meeting. Ms. Boak asked for contact from Mr. Sanford on who he spoke to but was not provided any details.

Ms. McIntosh provided on photo of a leak above her furnace and was provided with Council staff email account to email any additional photos.

Ms. Andrea Parker stated that people are moving out and other moving in and the management is not addressing the rodent situation before that. Mr. Sanford stated he would add that to the complaints for the exterior of the building.

Ms. McIntosh confirmed she had heat, just not upstairs in her bedrooms or upstairs bathroom.

Council Member Wood encouraged Mr. Barrett to file a claim with small claims. She also informed the public that their next meeting is 12/5/2019 @ 3:30 p.m. but they Committee could also look into a meeting after 5 pm for those residents that work. The Committee offered to information flyers for the residents so they will know when the next meeting is and provide phone numbers and emails.

DISCUSSION/ACTION

RESOLUTION – Make Safe or Demolish; 818 Nipp Avenue

Mr. Sanford confirmed there has been no contact from the owner and they have begun some demolition. Council Member Wood asked if there was demolition permit and Mr. Sanford stated he had informed Building Safety. Council Member Wood confirmed there were not comments at the show cause hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 818 NIPP AVENUE IN 60 DAYS. MOTION CARRIED 2-0.

RESOLUTION – Make Safe or Demolish; 819 Cleveland

Mr. Sanford confirmed there had been no communications from the owners and Council Member Wood confirmed there were no comments at the show cause hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 30 days FOR 819 CLEVELAND. MOTION CARRIED 2-0.

RESOLUTION – Make Safe or Demolish; 3309 Viking

Mr. Sanford confirmed his office had not received any communication from the owners, and are requesting 60-day make safe or demolish.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH FOR 3309 VIKING. MOTION CARRIED 2-0.

OTHER

Status on Property Inquires

3801 Walton

Mr. Abood had no OCA report. Mr. Sanford and Mr. Swan were asked if they had written any tickets to owner, and Mr. Swan confirmed that the Building Department had no outstanding issues and Mr. Sanford stated the same thing. Council Member Wood added to the 12/5/2019 Committee agenda for further details.

DISCUSSION/ACTION

DISCUSSION - Ordinance on Relocation Assistance from Landlords and Fines City Staff Man-Hours on Continual Offenders/Landlords of Rental Properties- last discussion 10/3/2019

Mr. Abood informed the Committee that after reviewing the Jackson ordinance the OCA does not believe it will work for the City. Mr. Abood then added that the OCA has recently formed a Housing Enforcement Action Team that will meet twice a month and included Code, LPD, Fire, Building Safety and they will address the neighborhoods. Council Member Wood recapped a similar group that the Council had in 1994 in which they also had four neighborhoods throughout the City represented. Council Member Hussain asked if it would be the same as the 1994 group, and Mr. Abood admitted they had not started their meetings yet, but they will be working to enforce housing action and building efficiencies. Council Member Wood asked if the enforcement team was created since the OCA believes that the Jackson ordinance is not something the City of Lansing can do, and Mr. Abood confirmed.

Council Member Hussain asked why the City of Jackson ordinance was struck down, and Mr. Abood admitted he had not read the opinion, so Council Member Wood asked Mr. Abood to forward the opinion and he agreed.

DISCUSSION – Ordinance on Social Clubs

Mr. Abood stated he was not aware of any draft ordinance from his office, and Council Member Wood noted that it was requested of Ms. Hagen and Ms. Bowen at the last Committee meeting. It was also noted that the Council was not aware that their Council Research Assistant, Ms. Hagen, was not going to be at the meetings today and it should be relayed to the City Attorney that Council should be made aware when she is out of the office and will not be attending Committee meetings. Ms. Womboldt stated she is having ongoing issues with Social Clubs, and Council Member Hussain confirmed he spoke to Chief Green about this as well, and the LPD is interested in establishing the ordinance and the tools to address it.

PLACE ON FILE – Communication from D. Wengelkowski

RE: Collection Bins

Council Member Wood recalled that the current collection bin ordinance states that if it is on private property, if the owners does not sign the agreement to have it there, then it can be removed if there is a complaint. Mr. Sanford confirmed there was an issue on S. Cedar, and it was cited 11/18/2019 and cleaned up. The City Clerk sent them a notice to register, but they did not comply or register, so an email was sent to code and public service to remove. Council Member Wood asked the City Clerk to be invited to the next meeting to detail their policies and procedures.

OTHER –

Ms. Mahlow asked the Committee to look at an ordinance that would encourage BWL and Consumers to work with residents before they turn off their service so that they can be provided with assistance information. Mr. Sanford confirmed that the City already does that; HRCS already offers assistance, and Code works with HRCS. If the cause is because they need funds for repairs, they are provided information and sent to EDP for potential CDBG funds. Ms. Mahlow then asked why was Autumn Ridge in the situation they are in if the assistance is there. Mr. Sanford stated in that case the City was not notified until it was in the media, and Council Member Wood added that also with Autumn Ridge the gas was not shut off to the furnaces, they do not work. Mr. Sanford noted that there are privacy issues with any notification that would require names and addresses to be provided to an outside entity, and Mr. Abood confirmed it would be an evasion of privacy. Council Member Hussain asked if an ordinance was created and in place would it be defensible. Mr. Abood stated he was not aware of on, but he would check into other communities in Michigan and bring something back to the Committee.

Ms. Womboldt spoke in opposition to the new parking meters, stating that some people do not have smart phones and the app is discriminating against people. Ms. Mahlow added that the parking staff needs better education on the communication as well.

ADJOURN

Adjourned at 4:49 p.m.

Submitted by Sherrie Boak,

Recording Secretary

Lansing City Council

Approved as presented: December 5, 2019