

AGENDA

Committee on Public Safety AGENDA FOR NOVEMBER 3, 2022 AT 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.

Council Member Wood, Chairperson
Council Member Daniels, Vice Chairperson
Council Member Brown, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. October 20, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 2026 West Jolly Road
 - C. DISCUSSION - MSD processes; LBWL and Consumers Energy
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Public Safety
Thursday, October 20, 2022 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Carol Wood, Chair
Council Member Brian Daniels, Vice Chair
Council Member Jeffrey Brown, Member- unexcused

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Amany Rishmawi, OCA
Scott Sanford, Code Compliance

MINUTES

MOTION BY COUNCIL MEMBER DANIELS TO APPROVE THE MINUTES OCTOBER 10, 2022, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public present.

DISCUSSION/ACTION ITEMS

RESOLUTION – Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 304 Regent Street

Mr. Sanford informed the Committee that the department was made aware on January 23, 2022 and the owner was given 60 days. In that time there was no activity at the property. Mr. Sanford added that taxes have not been paid since the Winter 2020 taxes, and the property has been tagged since 2017 with \$3,880 in tagging fees since 2018. The department is asking for 30 days make safe or demolish.

MOTION BY COUNCILMEMBER DANIELS TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR NOVEMBER 14, 2022 IN CONSIDERATION OF ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 304 REGENT STREET. MOTION CARRIED 2-0

OTHER

Council Member Wood asked at the next meeting Consumers Energy and BWL be invited to discuss how they cap off their services for a make safe demolish property and to assist in the creation of a streamline system.

ADJOURN

Adjourned at 4:04 pm

submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

DRAFT

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	2026 W. JOLLY RD.
PARCEL NUMBER:	33-01-01-32-352-221

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-005

LISTED TAXPAYER:	SMITH, ALEX & AARON
INTERESTED PARTIES:	
SEV INFORMATION:	\$16,700.00
LAND VALUE:	\$6,020.00
BUILDING VALUE:	\$27,451.00
LOT SIZE:	31 X 165

HOUSING CODE VIOLATION LTR:	9/14/2021
ORIGINAL RED TAG DATE:	9/14/2021
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$31,542.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 132 PLEASANT GROVE SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	6/23/2022
ORDER:	MAKE SAFE OR DEMOLISH BY 8/23/22
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	8/26/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	REQUIRED NOT YET PULLED
ELECTRICAL:	REQUIRED NOT YET PULLED
MECHANICAL:	REQUIRED NOT YET PULLED
PLUMBING:	REQUIRED NOT YET PULLED
DEMOLITION:	REQUIRED NOT YET PULLED

2026 W. JOLLY RD.

- Original Red Tag Date

- 9/14/2021

- Submitted Into Make Safe Or Demolish Process

- 5/25/2022

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- ALEX & AARON SMITH

2026 W. JOLLY RD.

Property Value Information

● SEV

● \$16,700.00 (*as of 8/26/2022*)

● Structure

● \$27,451.00 (*as of 8/26/2022*)

● Land

● \$6,020.00 (*as of 8/26/2022*)

● Estimate of Repairs

● \$31,542.00

2026 W. JOLLY RD.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 09/14/2021

- Code Compliance Letter Written

- 09/14/2021

- Code Compliance Due Date

- 10/14/2021

2026 W. JOLLY RD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 06/23/2022

- Order by Demolition Board

- MS or D by 8/23/2022

- Request Sent To City Council for Show Cause Hearing

- 8/26/2022

2026 W. JOLLY RD.

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

2026 W. JOLLY RD.

General Comments

- None of the required permits have been pulled as of 8/26/2022.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.

CODE ENFORCEMENT OFFICE
Economic Development and Planning Division
INTER-OFFICE MEMO

To: Scott Sanford, Code Enforcement Manager

From: Meredith Johnson, Code Enforcement Officer

Date: 5/25/2022

Subject: Request for demolition of 2026 W. Jolly Rd

Statement of findings:

This property was found open and accessible on 9/14/2021 and an interior inspection was done. This inspection revealed severe damage and violations, which constituted threats to the life, health, and/or safety of the persons living in or visiting the structure. No communication from the property owners and the dwelling remains red tagged and boarded.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:
(Total cost to rebuild per square foot)

Total cost to Rebuild the dwelling.....\$31,542.00

2022 assessed value of the dwelling is..... \$15,100.00

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4376 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Tom Barry tom.barry@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: SMITH ALEX & AARON, 2026 W JOLLY RD, LANSING, MI 48910

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-005
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Matter of the building/structure at 2026 W JOLLY RD., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: JUNE 23, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☒ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$16,700.00
8. The cost to repair the building or structure to make it safe is \$31,542.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 352 221

LOT 132 PLEASANT GROVE SUB, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before 8-23-2022
☐ The case be tabled until _____
☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____

6/23/22
Date

Paul R. Mylle
Hearing Officer



































BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Office has determined that the building located at 2026 W. JOLLY RD., Parcel # 33-01-01-32-352-221 legally described as LOT 132 PLEASANT GROVE SUB., City of Lansing is unsafe and dangerous as defined in Section 108.1 of the Lansing Housing Code and the applicable housing laws of Michigan; and

WHEREAS, the building at 2026 W. JOLLY RD. was red tagged on 9/14/2021; and

WHEREAS, a hearing was held by the Demolition Board on 6/23/2022 at which the hearing officers determined that the building was unsafe and dangerous and ordered the building demolished or made safe by 8/23/2022; and

WHEREAS, said hearing officers filed a report of their findings and order with the City Council and requested the City Council take appropriate action under the Lansing Housing Code and the applicable housing laws of Michigan; and

WHEREAS, the applicable housing laws of Michigan and the Lansing Housing Code require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a show cause hearing on October 24, 2022, to review the findings and the order of the hearing officers; and

WHEREAS, the property owner was notified in writing of said hearing and had an opportunity to appear and show cause as to why the building should not be demolished or otherwise made safe; and

WHEREAS, the Code Enforcement Office has determined that compliance with the order of the Demolition Board has not occurred; and

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2026 W. Jolly Rd. are hereby directed to comply with the order of the hearing officers to demolish or otherwise make safe the building at 2026 W. Jolly Rd. within 30 days from the date of approval of this resolution,

BE IT FURTHER RESOLVED that the property owner is hereby notified that this order may be appealed within twenty (20) calendar days from the date of approval of this resolution pursuant to MCL 125.542 and should the owner fail to comply with the order to demolish or make safe the building at 2026 W. Jolly Rd., the Code Enforcement Office is hereby directed to proceed with demolition of the building.

BE IT FURTHER RESOLVED that whether demolition is accomplished by the property owner or the City, the property shall be seeded or sodded to create a lawn and avoid soil erosion.

BE IT FURTHER RESOLVED that the owner in whose name the property appears on the last local tax assessment record shall be notified by the City Assessor's Office of the amount owed to the City for the demolition by first class mail at the address shown on the most recent assessment records.

BE IT FINALLY RESOLVED that should the owner fail to pay the total amount owing within thirty

(30) calendar days from the date that the notice was mailed by the City Assessor's office, the costs incurred by the City shall be a lien on the property and shall be recovered in the same manner for which tax liens are collected under the general property tax laws of the State of Michigan and the City of Lansing.

Customer Journey to New Service Installation



Project Coordinator

Name: _____

Phone: _____

Email: _____

Real Estate

Name: _____

Phone: _____

Email: _____

Reference Information

Notification #: _____

Address or Lot #: _____

Website: [Electric or Natural Gas Service Connection](#) | [Consumers Energy](#)

Educational Videos: [Service Connection Videos](#) | [Consumers Energy](#)

Common Approval Requirements & Timelines

- Municipality approvals: 2 - 8 weeks
- Tree or shrub removal: 1 - 2 weeks
- Railway crossing approval: 3 - 18 months*
- DNR easements: 3 - 18 months*
- Land easements: 6 - 8 weeks
- * Additional charges may also apply.

Meeting project deadlines depends on the weather and completing the requirements in each phase before moving to the next.

	INITIATION	SCOPING	DESIGN	PREREQUISITES	SCHEDULING & CONSTRUCTION	CLOSEOUT
	Timing: 1 - 5 days contingent on receiving information from customer to move job forward.	Timing: 1 - 5 days contingent on receiving information from customer to move job forward.	Timing: 2 - 6 weeks (except when railroad/DNR approval required) PC is Point of Contact	Timing: 2 days - 3 months (permits are the variable) PC is Point of Contact	Timing: 5 - 50 business days (depends on scope ___ of project) Scheduler and PC are Points of Contact	Timing: 1 - 5 business days PC is Point of Contact
CONSUMERS ENERGY RESPONSIBILITIES	☐ ERC (Energy Request Center) calls back within 24 hours of customer request ☐ Gather initial details regarding the scope of the project. ☐ Provide Notification number ☐ PC assigned; name provided during ERC call, then emailed	☐ Call customer within 1 business day and proactively call customer on negotiated timeline ☐ Gather current and future project details ☐ Conduct initial research to understand surrounding area ☐ Discuss customer's desired installation date ☐ Conduct property rights research (ROW, easements) ☐ Meet customer onsite for field visit, if requested ☐ Initial review with System Planning for load requirements ☐ Provide a rough order of magnitude estimate, if requested	☐ Begin researching permits ☐ Complete the design ☐ Confirm with System Planning that capacity is available ☐ Conduct a field visit, if requested ☐ Identify if an outage is needed ☐ Review and approve proposed service route ☐ Identify and discuss Forestry work	☐ Walk through the site, if requested ☐ Assist customer in obtaining easements ☐ Obtain permits ☐ Send documents to customer (bill, Go Ready form, contracts, etc.) ☐ Process payment when received ☐ Complete/confirm forestry work ☐ Complete site readiness check	☐ Notify customers if an outage is needed. ☐ Site check occurs: Contact customer, schedule and execute ☐ Confirm service installation date with customer ☐ Submit MISS DIG request ☐ Crews arrive onsite to conduct installation ☐ Validate MISS DIG staking ☐ Confirm owner's facilities are staked ☐ Determine if restoration is required in ROW or neighboring properties	☐ Inform customer of additional costs that may have been included during construction
Contact your Project Coordinator if the scope of your project changes.						
CUSTOMER RESPONSIBILITIES	☐ Provide SSN # or Tax ID ☐ Provide site address or lot number ☐ Provide contact information (email, primary phone number and secondary phone number) ☐ Provide contact information for general contractor ☐ Provide contact information for electrician ☐ If you are new to Consumers Energy, create a profile at Consumers Energy.com. Sign up using your New Service Notification Number. You'll need your username and password to log into your Project Dashboard. ☐ After speaking with the Energy Request Center, log into your Project Dashboard at construction.consumersenergy.com. You can then track your job through each phase, and find your most up-to-date contact person.	☐ Submit detailed site sketch. ☐ Complete Residential Scoping, if required. It is recommended that this be done verbally. ☐ Meter location must be compliant with guidelines on page 2 of Form 1481 or 1247. ☐ Discuss elevated pressure and obtaining signatures (Form 662) ☐ Provide detailed equipment load requirements (mechanical plans and electric panel schedules are preferred) ☐ Meet PC on-site for field visit, if requested ☐ Initial target install date: _____ ☐ Initial target site ready date: _____	☐ Meet PC/Designer on-site for follow-up field visit, if necessary ☐ Analyze, review, and discuss proposed service route ☐ Answer additional questions as needed Note: Requests for redesign after original design is complete may impact the schedule.	☐ Billing estimates are good for 60 days. ☐ Pay bill to construction account on time (not service billing account) to avoid additional costs. ☐ Sign and return contracts (if applicable) ☐ Obtain property documents ROW, easements, deeds) ☐ Share site coordination issues ☐ Provide required inspections ☐ Prepare site to rough grade ☐ Ensure conduit is installed correctly ☐ Complete and return Go Ready Form (Form 1250) ☐ Confirm tree trimming is complete (if owner took on task of tree trimming) ☐ Stake customer-owned facilities before crew arrives (e.g., septic, yard lighting, dog fence, sprinklers, charging station)	☐ Maintain site in ready state (materials cleared from route path, etc.) ☐ Contact Consumers Energy if anything has changed that will prevent crews from completing the job ☐ Ensure crews have access to site (gates unlocked, etc.) ☐ Perform restoration on own property if needed	☐ Pay additional costs that may have been incurred during construction ☐ Call Customer Service at 800-477-5050 to establish the billing rate that best fits your needs
Customer Energy Request Center 844-316-9537 Language Translator Hotline 866-874-3972 Provide Client ID: 708587 & Indicate designer						

Submitted @ mfg.