



MINUTES
Committee on City Operations
Monday, February 27, 2023 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Spadafore called the meeting to order at 3:30p.m.

PRESENT

Council Member Spadafore, Chair
Council Member Hussain, Vice-Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Matt Staples, OCA
Seah Gehle
Sergio Sousa, AAA Michigan Homes LLC
Juanita Castillo, Small Folks Development Center
Delton Warren, 1811 Maplewood Ave
Abdoulaye Ndiaye, 4630 Christiansen Rd
Sharon Frischman, City Assessor
Walter Allen, Code Compliance
Jane DiSessa, Deputy Mayor

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM FEBRUARY 13, 2023 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Appointment; Sean Gehle as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2024

Mr. Gehle spoke on his work career with Trinity Health, his experience as a resident in the area, and stated his interest in working on the Board.

Council Member Hussain asked how he became aware of the Board. Mr. Gehle acknowledged he was informed by the Mayor, and after reading about the role of the Board, he saw how it aligned with his work experience and career experience.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT; SEAN GEHLE AS AN AT-LARGE MEMBER OF THE HUMAN RELATIONS AND COMMUNITY SERVICES ADVISORY BOARD FOR A TERM TO EXPIRE JUNE 30, 2024. MOTION CARRIED 3-0.

RESOLUTION – Claim Appeal; Claim #1922, AAA Michigan Homes LLC for \$8,978 in trash removal fees at 1119 Bement Street

Council Member Spadafore read the notes into the record outlining the dates of action, violations.

Mr. Sergio M. Sousa introduced himself, referenced photos in the packet dated August 2021. Mr. Sousa appealed the multiple trash removals, noting he had a company to clean. He also noted the photos reflected snow but dated August, which it does not snow in August. Mr. Sousa provided current photos from today noting no trash on the property. Regarding the claim, this was a one time occurrence. Mr. Sousa spoke briefly on other instances where he did work on the property and Code claimed to have done the same work.

Council Member Spadafore acknowledged the dates on the photos from August with snow, and recommended tabling today.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE CLAIM APPEAL; CLAIM #1922, AAA MICHIGAN HOMES LLC FOR \$8,978 IN TRASH REMOVAL FEES AT 1119 BEMENT STREET.

Ms. Hagen noted the date of the report is not the date of claim. Mr. Sousa stated both properties are owned by him, and clean.

Council Member Kost asked if both properties have an issue with construction work without permits. Mr. Sousa stated there is a roof permit that has expired, and they are renewing and waiting on a sub contractor.

MOTION CARRIED 3-0.

Council Member Spadafore stated it would be tabled until March 27th, 2023 and told Mr. Sousa if he cannot make it, he does not need to be. Mr. Sousa stated he wants to be here. Any documents to verify no violation. Mr. Sousa was advised to pay the taxes since they are due March 1st.

RESOLUTION – Claim Appeal; CLAIM #1933, Juanita Castillo of the Small Folks Development Center, Inc. for \$4,538 in trash removal fees at 3140 S Pennsylvania Avenue

Ms. Castillo spoke on her claim which involved the City taking the daycare toys since they were closed during COVID. The daycare was started with Model City funds, and Ms. Castillo spoke on what the day care services are provided.

Council Member Spadafore read the code report, dates of violation and recheck dates. The property was in violation and submitted for contractor that arrived on 9/23/2022. It was noted the claimant has not updated the address, and the report also noted tall grass violations.

Ms. Castillo appealed again for the taking of the items, and the visiting on site of code officer.

William Mahoen, spoke on the materials that were taken, which he noted was children toys, not trash. The City mailed the trash violation to a 20 year old address, and the deed was filed 20 years ago, and the address was updated then. At that time Assessing confirmed the correct address. Mr. Mahoen referenced the page 72 in the packet and page 104 which referenced materials of illegal dump of materials at their property.

Council Member Spadafore asked if the City was still mowing, and Ms. Castillo confirmed that they have arrangements with the neighbor to maintain the yard with the same mowing company. Ms. Castillo again appealed on behalf of the work she is doing.

Council Member Hussain noted the Committee has to determine if the City has done anything that is or is not what they should have done. He noted the photos that the code violations are substantial, and if the property owner is not regularly on the property it becomes a nuisance. The property owner needs to be there on the site to take care of regularly.

MOTION BY COUNCIL MEMBER HUSSAIN TO DENY THE CLAIM APPEAL; CLAIM #1933, JUANITA CASTILLO OF THE SMALL FOLKS DEVELOPMENT CENTER, INC. FOR \$4,538 IN TRASH REMOVAL FEES AT 3140 S PENNSYLVANIA AVENUE.

Ms. Castillo appealed to the Committee. Council Member Spadafore stated she can appeal to the full Council on March 13, 2023.

MOTION CARRIED 3-0.

RESOLUTION – CLAIM APPEAL; CLAIM #1939, Delton Warren for \$2,750 in trash removal fees at 1811 Maplewood Avenue

Council Member Spadafore read the staff report cited on 8/22/2022 with compliance of 8/29/2022. On reinspection on 9/14/2022, the violations still existed.

Mr. Warren stated he purchased in 2021/2022 and was in the process of cleaning the site. Up the boards in one of the photos were placed there to replace with bricks. Due to health conditions he was not able to keep the property up, and the family member who assisted did not keep it up. Mr. Warren appealed on the lawn mower and power washer that was taken of the property by the City contractor. Mr. Warren admitted his mistake, but still appealed.

Council Member Spadafore acknowledged the issues, but also noted a month had passed before anything was cleaned up. This is still in violation of the trash ordinance.

Council Member Hussain asked if he ever called the Code office. Mr. Warren stated he did not know what to do at the time.

Clarence Clark, co-owner, appealed that some one was supposed to be helping. It was also noted that there was someone there that the police arrested and trashed the house, then code came in and fined them. They did not inform them it could be cleaned up.

Council Member Hussain explained the process.

Council Member Kost acknowledged he went by the property recently, and it appears the same now as it did when the violation occurred in 2022.

MOTION BY COUNCIL MEMBER KOST TO DENY THE CLAIM APPEAL; CLAIM #1939, DELTON WARREN FOR \$2,750 IN TRASH REMOVAL FEES AT 1811 MAPLEWOOD AVENUE. MOTION CARRIED 3-0.

RESOLUTION – CLAIM APPEAL; CLAIM #1906, Abdoulaye Ndiaye for \$2,304 in trash removal fees at 4630 Christiansen Road

Council Member Spadafore read from the report which outlined a tax sale in 2021. Cited 3/16/2022 with compliance date of 3/23/2022. After reinspection, still violations present, and contractor arrived for clean up.

Mr. Ndiaye filed claim with claims review committee, and it was granted. However it still appeared on the tax bill. He then received a letter which stated they only granted half of the bill, and then went to OCA and they said they have to appeal.

Council Member Spadafore asked if he did not return the letter to the OCA.

Mr. Staples clarified that there were two claims, and the tag fee was granted, but this claim is for the trash. The Claims Review Committee reduced the fee for that claim.

Council Member Spadafore clarified that the tag fee was dismissed. The second claim was reduced, and this is the appeal for that. Council Member Spadafore explained that the Claims Review Committee reduced.

MOTION BY COUNCIL MEMBER HUSSAIN TO GRANT THE CLAIM IN THE AMOUNT OF \$1,108.00 AND LEAVE A BALANCE OF \$1,116.00 FOR THE CLAIM APPEAL; CLAIM #1906, ABDOULAYE NDIAYE IN TRASH REMOVAL FEES AT 4630 CHRISTIANSEN ROAD.

Mr. Ndiaye appealed the trash removal.

MOTION CARRIED 3-0.

Mr. Ndiaye asked if the City has the right to go to residence and Council Member Spadafore confirmed this was all trash in the yard. Mr. Ndiaye appealed on the trespassing onto his property. Council Member Kost referenced the photos to the applicant, and the claimant acknowledged the trash. He then appealed the cost, and Council Member Spadafore stated they could appeal at the full Council meeting on March 13, 2023.

RESOLUTION – Setting a Public Hearing on Special Assessment; Glenburne Commons, Trash & Grass Abatement

Council Member Spadafore explained the process that created this assessment in 2016.

Ms. Frishman stated she had nothing to add, but made note that the cost is spread to the apartment buildings as well.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 13, 2023 ON THE SPECIAL ASSESSMENT; GLENBURNE COMMONS, TRASH & GRASS ABATEMENT. MOTION CARRIED 3-0.

Other

No other topics.

Adjourn

Adjourned at 4:24 pm

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on March 13, 2023