

AGENDA

Committee on Public Safety AGENDA FOR JANUARY 23, 2024 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.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

Council Member Kost, Chairperson
Council Member Pehlivanoglu, Vice Chairperson
Council Member Spadafore, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. December 5, 2023
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 3301 Turner Street
 - C. DISCUSSION - Economic Development & Planning Office- Director Van Fossen
 - D. DISCUSSION - Ordinance Amendment on Abandoned Signs- OCA
6. **Other**
7. **Adjourn**

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MINUTES
Committee on Public Safety
Tuesday, December 5, 2023 @ 3:30 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Wood called the meeting to order at 3:30pm

PRESENT

Council Member Adam Hussain, Chair
Council Member Carol Wood, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Joe Abood, OCA
Walter Allen, Code Compliance Manager
Nicholas Montry, Deputy Director ED&P
Rawley VanFossen, Director ED&P
Covic Milivoje
Mike Lynn

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE NOVEMBER 7, 2023, AS PRESENTED.
MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION ITEMS

RESOLUTION – Orders to Make Safe or Demolish to the owners of 619 W. Mt. Hope Avenue
MOTION BY COUNCILMEMBER KOST TO UNTABLE THE ORDERS TO MAKE SAFE OR
DEMOLISH TO THE OWNERS OF 619 W. MOUNT HOPE AVENUE. MOTION CARRIED 3-0.

Councilmember Hussain stated the Committee received an email that the builder was no longer interested in the property and asked for any updates from Code. Mr. Allen commented they received an email as well and no additional updates.

MOTION BY COUNCILMEMBER WOOD TO APPROVE THE RESOLUTION TO MAKE SAFE OR
DEMOLISH TO THE OWNERS OF 619 W. MOUNT. HOPE AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish to the owners of 3301 Turner Street

Councilmember Hussain reminded the Committee that they are seeing this again because the new owners were not notified of the Show Cause Hearing, Mr. Allen added an update that permits for electrical and mechanical were pulled with the new owner. Councilmember Hussain asked if a timeline, financials were included with the permits pulled to Code. Mr. Milivoje presented a document to Mr. Allen and he stated it looks in order and moving forward. Councilmember Wood asked Mr. Milivoje if he had a timeline of getting it to the 50% threshold, he responded approximately July 2024, adding there is a lot of work to complete. Councilmember Kost asked about the framing permit was not approved, Mr. Allen stated the tear out was not approved and not sure why. It was the consensus of the Committee to keep this on future Public Safety Committee agendas each month for a report out from Code.

DISCUSSION – Nick Montry, ED&P follow-up and update

Councilmember Hussain asked for follow-up on the following questions from ED&P:

- 1.) We know that the Fee Study contract was awarded to Maner Costerisan. We were told the contract called for up to 160 hours of work and the expectation was 2 months of work. Where are we at on the study and release of information? Mr. Montry answered it is currently ongoing and should have in the next few weeks but have not seen a rough draft yet.
- 2.) We know there have been several difficulties with regard to the top-down analysis RFP. Issues with consultant fees, scope of work, structure of the RFP, and the like have all been referenced. Where are we at with this effort? Mr. Montry indicated this is currently on hold, the department is operating at 65% staff and would not be beneficial or thorough.
- 3.) Are there any further budget implications with regard to the two studies? Mr. Montry confirmed and that originally it was not accounted for but will be looked at for FY 24/25. Councilmember Wood reminded the Dept. of a top to bottom study and strongly suggest it get done. The Committee agreed and gave their support.
- 4.) Where are we with the 21 red-tagged houses with initial tag dates ranging from 2003-2012? The last we heard was that they were "all moving forward". However, the only hard, verified numbers we received were 2 "in demo" and 1 "demo completed". What are the current numbers on "in demo", "demo completed", "permits pulled and work being conducted", etc.? Do we have addresses for each? Mr. Montry provided the Committee with a list, Councilmember Hussain asked if this included the original 21 as there are 35 on this list. Mr. Allen confirmed the list included those as well as those currently being worked on or submitted to the Demo Board.

The Committee asked questions on the following properties specifically, and Mr. Allen informed the Committee that the January dates should all be 2024 not 2023:

- a) #1 – 3417 Stabler; Councilmember Wood asked if they know when inspections are or was it tabled and then permit pulled. Mr. Allen said he is unfamiliar with this property, however, if it is with the Demo Board, they have their process and requirements and work hand in hand with code/building safety and is back on their agenda each month until it needs to move out.
- b) #24 – 4108 Deerfield; Councilmember Kost asked how long the work has been stopped, Mr. Allen indicated this was done by Demo and is unsure.
- c) #25 – 1020 Woodbine; Councilmember Wood asked law to confirm and Ms. Hagen-Lawrence confirmed it is in litigation.
- d) #28 – 1326 N. Jenison; Mr. Allen said they are waiting on utility shutoff to go through then to demo. Councilmember Wood reminded the Committee that earlier in the year Public Service, BW&L, and Consumers Energy were at a meeting and stated if they are told it is urgent, they just to let them know, she then asked Ms. Richmond to locate the minutes, names and numbers of those that attended and forward for an update.
- e) #33 – 1032 E. Oakland; Councilmember Kost asked if this property is getting demolish or not, Mr. Allen confirmed by the owner, the contractor pulls the permit.
- f) #32 – 651 E. Jolly; Councilmember Kost stated this looks like a breakdown in communication and thought the property was approved for Demo back in the summer, and asked what is in place to avoid this. Mr. Montry stated the way BS&A works is once a permit is approved an email is sent, they pay the fee, and get the permit, adding if they fail to see the email EDP is not aware, adding he sees room for improvement on this process. He continued that after a

bit of time if it isn't paid, they should reach out, it is difficult with BSO so busy and they receive hundreds of permits. Councilmember Kost asked if BS&A can send an alert to staff, Mr. Montry said this would be looked into.

Councilmember Wood said her concern with any house when the owner is doing the work, they don't know timeline, there is nothing in the ordinance that requires if an owner is completing that there is a timeline. She suggested something that addresses the fact if owner chooses to complete demo that there is timeline.

5.) Have we begun to move red-tagged properties that don't meet the statutory SEV/Estimated Cost of Repairs threshold but have sat idle for at least 24 months through the process? Last we knew, law said that there are multiple avenues allowed by the state and we were able to proceed on the foregoing. Mr. Montry stated no, the city has not adopted such a standard but can, Councilmember Hussain asked if there was an opt-in and Council hasn't yet. Ms. Hagen-Lawrence said if they are looking to move on the 24 month piece, the city would have to adopt and establish a stricter standard which is a significant lift in terms of legal analysis. She added they would qualify under building code as urban core city to adopt, but legal has not been approached. The Committee concurred to get the process started.

6.) Have we begun to ask for timelines and evidence of financial wherewithal when permits are being pulled on red-tagged properties? In addition, have we identified perennial permit pullers and found a system to report and address them? The last we heard was "not at this time". Mr. Montry stated BSO doesn't possess the ability to deny on that criteria, they cannot ask to see bank statements. Councilmember Kost asked with perennials we can but just with them going through Demo correct, Mr. Montry confirmed.

7.) Have we had further conversations regarding a public dashboard of registered rentals with valid rental certifications such as what Grand Rapids has in place? Mr. Montry confirmed they are in discussion with IT and have a meeting on 12/07 and hope to carbon copy Grand Rapids. Councilmember Hussain asked about the short comings of BS&A when looking at a neighborhood, Mr. Allen stated it does not have street boundary capability.

8.) What are the red-tag, neat-team, pink tag, and duration numbers currently? Mr. Montry answered red 557, pink 227, neat-team 469, and MSD 32. Councilmember Kost inquired how many have been purged, Mr. Allen said approximately 100 but still need to clear out some.

9.) Regarding NEAT team fees, we have learned that we can only bill addresses, not units. So, if an address has 10 units that are red tagged, we can only bill that address the \$150 NEAT team fee, as opposed to \$1,500. That also impacts the numbers reflected in the dashboard. Sycamore Townhomes, as an example, had 344 units tagged but only had 68 unique addresses and that number is what was reflected in the monthly report. We were last told that law was looking into why we treat addresses and units in this way and whether there is something we can legally do with our ordinance to address this. Has there been further discussion on this? Mr. Montry answered they have been working with Ms. O'Boyle from law and were told they are assessed per building basis because of the ordinance. Mr. Abood responded they are looking into this and will follow up.

10.) Have we done anything to address the sign and return process for compliance? Last we heard, it "needed to be examined further, even though the ordinance says that we SHALL reinspect and we may be violating our own ordinances". Mr. Montry responded despite challenges there are no sign & returns unless it is considered a life-saving measure. Councilmember Wood asked if there is a list please provide to the Committee.

11.) Are we taking steps to implement a system for evaluating employees and establishing professional development opportunities? Are we now able to track workload/time-on-task for code employees? Last we knew, we were exploring this. Mr. Montry stated this is an ongoing process and try to handle things as they arise, vehicles are equipped with navigation to see how long a call is taking. Mr. Allen added he has an open door policy and they do training weekly/monthly on various policies.

12.) We have quite a few vacancies in Code. What are our current vacancy numbers by position and where are we at in the hiring process? Mr. Montry informed the Committee they have three open code officer positions, one premise inspector, and one lead housing inspector, they have reached out to HR indicating they are at a critical low level, it's been very difficult to find qualified candidates. Councilmember Hussain asked if they cross-train in departments, this was confirmed by Mr. VanFossen that if not, there will be.

13.) Have you identified a strategy to keep and demolish blighted homes pre-tax auction by the county? Mr. Montry replied yes, if they take possession, they conduct an assessment, if beyond repair then they demo, or if CDBG possible, when outside that they will explore options.

Mr. Lynn referenced if a resident informs Code or COL employee to not come on their property can they still do it? Continuing that this happened and someone placed a sticker and took a picture and feels the question has not been answered.

DISCUSSION – House Bill No. 4237; Tenant Notification on when their Apartment Building is Condemned

Councilmember Hussain reference the new bill approved by the Governor taking place in February 2024, which requires local code enforcement agencies to notify tenants when there are imminent health and safety threats in their building and it is getting condemned. Secondly, if the building can't be vacated the building owner has to correct the violations and be reinspected. Asking what this looks like for Lansing and if they are already doing this. Mr. Montry added with the exception of notifying DHHS, they can vacate a red tag but not with health/safety issue. Councilmember Kost expressed concern with vacating a red-tag, Ms. Hagen-Lawrence informed the Committee that it is a misdemeanor to occupy a red-tag, if a crime is committed, if renting or living in a red-tag then LPD is the appropriate body and need a police report.

DISCUSSION – Legislation for More Tools to Combat Illegal Guns

Councilmember Hussain reference the press conference and stated the Committee wanted time to discuss and review and highlighted the following points:

- allowance for local agencies to have control on sales of guns and ammunition
- create felony/misdemeanor for legal owners of guns that were legally purchased and if lost/stolen to report
- local agencies to create felony/misdemeanor for pirated/ghost made gun
- higher penalty for felon/misdemeanor for production of a legal gun made into an illegal gun
- allow local agencies to prohibit guns from municipal buildings, parks, public transit or any other public gather places
- Allow local agencies to prohibit sales of guns or ammunition
- allow local agencies to prohibit to openly carry or conceal in their community

Councilmember Kost stated the last two are in direct contradiction with the Supreme Court ruling and believes local levels don't have the authority for that but supports the "ghost" gun portion.

Councilmember Wood reminded the Committee that Council passed an ordinance on reporting stolen firearms.

Councilmember Kost left at 5:05pm

Mr. Lynn spoke on his previous communications with Council on this topic and asked the Committee to take in consideration either Omaha 360 or Lansing 360 movement.

Councilmember Kost returned at 5:07pm

Councilmember Hussain requested the Committee to consider all discussed and share with the new Committee in 2024.

Councilmember Wood left at 5:13pm

Mr. Lynn added his concern if an owner is on vacation for weeks and firearm is stolen and used in a crime and is unaware.

OTHER

ADJOURN

Adjourned at pm 5:17pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

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

ADDRESS:	3301 TURNER ST.
PARCEL NUMBER:	33 01 01 04 105 151

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-010

LISTED TAXPAYER:	COVIC MILIVOJE
INTERESTED PARTIES:	COVIC MILIVOJE
SEV INFORMATION:	\$44,400.00
LAND VALUE:	\$10,038.00
BUILDING VALUE:	\$78,818.00
LOT SIZE:	45 X 150

HOUSING CODE VIOLATION LTR:	1/18/2017
ORIGINAL RED TAG DATE:	1/18/2017
ZONING:	"A"
ESTIMATE OF REPAIRS:	\$104,088.60
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 84 FAIRFIELD GARDENS SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	MAY 25,2023
ORDER:	MAKE SAFE OR DEMOLISH JUNE 25,2023
REASON/CONDITIONS:	UNSAFE FIRE DAMAGED
HEARING OFFICER:	JOSEPH VITALE

CURRENT PERMIT ACTIVITY

BUILDING:	HAD INSPECTION 9/21/203 DISAPPROVED
ELECTRICAL:	EXPIRED
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	10/4/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

Building Residential Permit | PB23-0115**Property Information**

33-01-01-04-105-151	3301 TURNER ST	Subdivision:	
	LANSING MI, 48906	Lot:	Block:

Name Information

Owner:	HALLETT DAVID J & KIMBERLY S	Phone:	(517) 703 3858
Occupant:		Phone:	
Applicant:	Masterwork LLC	Phone:	(517) 708 8652
Contractor:	Masterwork LLC	Phone:	(517) 708 8652
Licensee:	Masterwork LLC	Phone:	(517) 708 8652
License Issued:	08/03/2017		
License Expires:	05/31/2026		

Permit Information

Date Issued:	06/06/2023	Date Expires:	03/19/2024	Status:	ISSUED
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Work Description:

new roof & shingles- new windows - reinforce or replace all structural elements damaged by fire - new bath & kitchen - new insulation & drywall -
new flooring & trim - complete paint

Stipulations:**Frame (After Tear Out) Inspection | Scott Webb**

Status:	Completed	Result:	Disapproved
Scheduled:	09/21/2023 12:30 PM	Completed:	09/21/2023 03:06 PM

Comments:

Frame(AfterTearOut)InspeWe discussed that the damaged portions and damaged lumber will all be removed and new will be built on the existing foundation.
You'll need to submit drawings showing all framing and anchorage details of the new portion being built. Those details can be added to the plans you already submitted.
Existing foundation needs to be exposed on the interior with any repairs made and openings to be supported per the 2015 Michigan Residential Code.
All work to be exposed for inspections.

Fee Information

Standard Item	Res - Building Permit Fee	85,000.00	700.00
Standard Item	ResideResidential Plan Review > \$3,000	700.00	140.00

Committee on Public Safety 1/23/2024
Economic Development & Planning Update

- Number of current Red tags
- Number of New red tags since December 1, 2023
- Number of Pink Tags
- Number of Pink Tags since December 1, 2023
- Number of NEAT properties
- What number of properties have been dormant in repair longer than six months, and is there a plan?
- Has an action plan been created to continue to get the housing stock back in compliance?
- Update on red tags older than ten years
- Staffing updates
- Any new policy that we have taken or changes
- Any policy Council could ask the law to look into
- Are the tablets up and running for the staff in the field?
- Has the way a day for the staff of running back and forth to the office all day changed?
- Any updates on Autumn Ridge
- Simtob update
- Is the fee study complete?
- Would a fine system be more effective for code to get enforcement completed?
- How many compliance issues has LHC and the properties they manage for SK had in the last 6 months.
- A list of open enforcement against LHC and SK including the address and issue.
- List of "Sent" letters as the current action on properties they were sent. These would be only outstanding "sent" letters, not completed items.

- Can we please have a list of open enforcement against LHC and SK including the address and issue?

- 315 Hylewood Ave– Zoning –
- 3025 Sheffer Ave – Grass/Weed –
- 1553 Roosevelt Ave – 1 Safety Correction Notice, multiple violations found – 12/15/2023 & 1 Trash –
- 1435 Perkins St – Zoning –
- 5018 S. Washington Ave – Exterior –
- 3121 Viking Rd. – Trash - 1
- 3108 Tecumseh Ave – Exterior
- 1904 Hoyt Ave – Safety 1 Fallen tree, red tagged structure.
- 6036 Haag Rd – Grass/Weed
- 908 W Miller Rd – Trash
- 3419 Jolly Rd – Front Yard Parking
- 2400 Pollard Rd – Trash

submitted @ms

1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until January 25, 2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until January 25, 2024.**
3. **204 E Potter-**Property is at the demo board level. The owner has multiple permits issued for repairs and he has been having problems getting his building permit plan review completed with the Building Safety Department. **Tabled until January 25, 2024.**
4. **1723 Osband-** Property is at the demo board level property is **tabled until January 25, 2024**, meeting the expectation is they will have permits issued and work has started.
5. **1232 N. Washington-**Property is at the demo board level property is **tabled until January 25, 2024**, meeting the expectation is they will have a licensed builder hired for the project by the date of the meeting.
6. **4623 Hughes Rd.** The property is at the demo board level property **tabled until January 25, 2024**, meeting the expectation is the owner will have permits in place for the repairs.
7. **1212 Park View –** The property is at the demo board level property **tabled until January 25, 2024**, meeting the expectation is that inspections have been completed. This house is being rehabilitated to be a house for mentally challenged adults.
8. **500 N Butler-**Owner attended the December 7, 2023 meeting the plans for the project have been completed. The plans have been submitted to the Building Safety Department as of 12/07/2023 and they are currently under plan review. **Tabled until the March 28, 2023 meeting.**
9. **1007 Porter St-**Property is at the demo board level. This property was heard on December 7, 2023 new owners were in attendance all permits were issued the Electrical Permit had the service approved on 11/28/23 owners hope to have the project completed before the March Demolition Board meeting if completed they will not have to attend. **Scheduled to be heard at the March 28, 2024 meeting.**
10. **4918 Eastlawn Dr.-** The property is at the demo board level the owner has multiple permits issued for the repairs this property is **scheduled to be heard at the March 28, 2024 meeting.**
11. **1519 Linval St.-**Owner did not attend the December 7, 2023 meeting no movement on permits. **MAKE SAFE OR DEMOLISH BY JANUARY 7,2024.**
12. **929 N Seymour-** The owner attended the December 7, 2023 meeting all permits are approved they are just finishing up on some other items like painting and they are tuck-pointing the chimney. The owner intends to have the property on the market in January. It was suggested to the owner to contact the code officer for a progress inspection they are more than 50% through the project if this is the case the property can be taken out of the demo process. **TABLED UNTIL FEBRUARY 22,2023.**
13. **1023 Porter St.-**Property is at the demo board level the owners have a building permit in place this property is **scheduled to be heard at the December 7, 2023 demo board meeting.**
14. **108 S MLK Blvd-**Property is at the demo board level. This is a historic Darius Moon house. This property was last heard at the December 7, 2023 meeting. The owner submitted plans to the Building Safety Department on 12/08/2023 for the lower level to be used as a single-family dwelling to get the project moving and have the tag removed. The owner will address the second story later. She plans to use this space for commercial use until that can be completed, it will just be used for storage. **The property is to be heard at the March 28, 2023 meeting.**

Submitted @ m+g

15. **805 EDGEWOOD CT**-Heard at the December 7th board meeting owner has applied for the demolition permit to take the dwelling down the board tabled the property until the February meeting with the hopes the dwelling will be done and they won't need to attend a future meeting. If the dwelling is not in the process of being demolished the board will have to rule 30 days to make it safe. **PROPERTY IS Tabled TO FEBRUARY 22,2024**
16. **1115 Regent**-Property is at the demo board level. This property was last heard at the December 7, 2023 meeting and the owners did not come to the meeting. This property is not fire damaged the board ruled: **MAKE SAFE OR DEMOLISH FEB 22,2024.**
17. **3738 Stoneleigh Dr.** – The property is at the demo board level new owner purchased the home as all permits are in place they hope to be finished with the project and moved in before Christmas. **The property is scheduled to be heard on January 25, 2024.**
18. **219 E. Hazel**- The property is at the demo board level owner has multiple permits in place property is **scheduled to be heard on January 25, 2024.**
19. **3301 Property** is scheduled to be heard at Public Safety on Tuesday 11/21/2023. The owner had a frame inspection on 9/21/2023 it was disapproved they were asked to submit drawings for the framing to date they have not re-submitted better plans.
20. **1402 Marquette**-MCS awarded the bid on 12/29/2023.
21. **1722 Donora Demolition** awarded to MCS excavating on 1/23/2024.
22. **4108 Deerfield**-Owner has brought property more than 50% safe however work has stopped is still red-tagged and being billed monthly no longer a candidate for demolition.
23. **1020 Woodbine**- In litigation the Law Department notified us the Judge lifted the restraining order they have until 12/08/2023 to appeal.
24. **131 W. Jackson-Demolition bid awarded to MCS 1/23/2024.**
25. **5016 CONNERS**-MCS awarded the bid on 12/22/23 the PO entered on 12/29/23.
26. **1326 N JENISON AVE** - Completed the paperwork for City Council to hear the property when they reconvene after the 1st of the year.
27. **1616 Glenrose-MCS awarded the bid 1/05/2024.**
28. **4108 Deerfield**-This property was in the demolition per the Building Safety Department it is more than 50% completed it is still Red Tagged and is being billed monthly it appears all work has stopped however Plumbing did call for an inspection on 11/13/2023 however they were locked out.
29. **651 E Jolly**-The contractor has applied for the demolition permit. The contractor needs to pay the fee then the permit will be issued. I sent Bolle Contracting an e-mail this morning to asking when they plan on paying & and scheduling the demolition. **Update I just spoke with Bolle Contracting they had no idea their permit was ready for them to pay they have been waiting for the e-mail from Bldg. Safety she is going to pay it today. I think there was a mistake when the permit was entered, I do not see where an e-mail went to the contractor.**
30. **1032 E Oakland**-This one was ruled 60 days or demolish I should have sent this to City Council on 9/28/2023 however I have been working with the owner they hired Michigan Demolition to demolish the property they last updated me on 11/26/23 Michigan Demolition confirmed the gas service has been terminated now they can apply to Public Service for the sewer cap/curb repair permits.

Agenda Item 5. D

OTHER-
DISCUSSION – Ordinance Amendment on Abandoned Signs

Materials not available at time of publication
Continue to watch the website for updates



2023 COMMITTEE ON PUBLIC SAFETY MINUTE EXCERPTS

Re: Signage and Sign Ordinance Amendments

August 15, 2023

DISCUSSION – Commercial Corridor Specialist Update: Susan Stachowiak and Zach Driver Councilmember Hussain briefly spoke on previous meeting with Code Officers and what they needed, one suggested a Commercial Corridor Specialist. CM Hussain had the opportunity to do a ride along with Mr. Driver and Mr. Montry and wanted Mr. Driver to speak to the Committee.

Ms. Stachowiak added that they have outdated signage orders which make enforcement difficult. They've drafted new ones and is in law now. Councilmember Hussain asked the changes were submitted and Ms. Stachowiak is unsure but Mr. Venker is reviewing them. She added they are hoping to have it to Council and acted on prior to year-end. Councilmember Wood stated there are only six Council meetings remaining. Ms. Hagen-Lawrence mention she will look to see where it is at in the process. Ms. Stachowiak added that most of code is complaint based and what Zach does is catches it before it gets to that point.

Mr. Driver explained he is in the Planning Office and upholds the city property maintenance and city signage along the corridors, enforcement includes illegal junk storage (including vehicles), illegal signage, and marijuana dispensary running illegal. He works with property owners if it's out of his scope and is a liaison with the businesses. Councilmember Hussain asked what somethings he can't do. Mr. Driver responded mostly addressing structural components of the buildings, there are somethings that need enforcement by the ACT 54 certification, he refers those to building safety. Councilmember Wood asked how long and what the cost for the ACT 54 certification would be, Mr. Driver provided a couple explanations, some can provide enough work hours for general constructions (typically 4,000-6,000), or they can become a licensed architect.

Ms. Stachowiak indicated they cannot get inspectors and are short-handed. Councilmember Hussain asked Mr. Driver how he splits his day, he responded he does his best depending on re-inspections and other factors, he can be from end to end of the city. Councilmember Hussain asked Ms. Stachowiak if based on her expertise, is one person enough for this job, she answered more would get done if they had another person, but Zach does a great job. Councilmember Hussain asked what feedback she is getting from the headhunters, she stated they just can't find the qualified people.

Councilmember Wood requested what things Zach needs to improve the job and do more, is it ACT 54 certification, additional software. Mr. Driver stated certification definitely would help, another aspect would be to have similar Code Enforcement abatement. He added that writing citations takes 1-2 hours, then there is attending court, they have limited clerical staff to assist with letters. He concluded that when he has to deal with repair facilities that operate outside what is permitted, he may send to building safety. Ms. Stachowiak included that signage remains a constant, when buildings are vacated and a sign is either left, or partially removed but the actual structure is still intact as well. Councilmember Wood indicated she believed an amendment gave permission to abate, Ms. Stachowiak said it is poorly written and not clear.

September 5, 2023

Councilmember Hussain asked law about an update on the signage ordinance. Ms. Hagen-Lawrence noted they are in the process right now but there are significant issues with the draft in terms of constitutionality and may take some time, the case law is also evolving quickly and changes the way a city can regulate. Councilmember Hussain asked if law was in communication with the department since Ms. Stachowiak seemed frustrated. Mr. Abood confirmed, adding the issue with the ordinance is they can't do anything based on content and that's what the department wants. Councilmember Wood asked about an amendment for the abandoned signs and separate the two. Mr. Abood confirmed they wanted a new sign ordinance and that's what is being worked on, law can do a portion and work on that but a uniformed sign ordinance needs to be done. Councilmember Wood understands but the biggest issue is removal of abandoned signed if the ordinance can just be amended to have that tool available in 5-6 weeks opposed to 6 months and then integrate with a new ordinance. Mr. Abood finished that they would try to make it a priority.

September 19, 2023

Council Member Hussain asked OCA for an update on the proposed sign ordinance changes, specific to a request from Council Member Wood on abandoned signs. Ms. Hagen-Lawrence had no information and when Mr. Abood returned to the meeting, he stated they are reviewing the drafts and hope to speed up the timeline. The Committee asked for action on this ordinance in 2023.

October 3, 2023

DISCUSSION – Sign Ordinance Amendment

Mr. Abood stated a productive meeting between OCA and EDP was today, EDP provided their version of a draft ordinance. OCA is revising, Mr. Abood is encouraged they are on course and will have an ordinance to review in the near future. Councilmember Hussain asked any chance this year, Mr. Abood answered it is their hope. Councilmember Hussain asked if it is OCA's understanding that it is not wise to separate. Mr. Abood responded correct that by standing alone it lessens the city's ability to enforce and having it all in one piece makes the best sense.

October 17, 2023

OTHER

Councilmember Hussain asked Mr. Abood for an update on the Sign Ordinance. Mr. Abood answered they are finishing draft 4 and sending back to EDP Department by tomorrow for review. Councilmember Wood asked by is it not being enforced currently, Mr. Abood stated he cannot answer for EDP but has advised them.