



MINUTES
Committee on Public Safety
Tuesday, February 13, 2024 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Ryan Kost, Chair
Council Member Trini Pehlivanoglu, Vice Chair
Council Member Peter Spadafore, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Joseph Abood, OCA
Lynne Puente, Code Compliance
Rawley Van Fossen, EDP Director
Nick Montry, EDP
Joe Neller, SIMTOB
Emily Linden, Internal Auditor
Sgt. Hon, LPD
Olivia Ogle
Norma Bauer
Covic Milivole

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM JANUARY 24, 2024 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

DISCUSSION/ACTION ITEMS

DISCUSSION – Street Parking Enforcement Updates from LPD

Sgt. Randall Hon introduced himself.

Council Member Kost explained the discussion on enforcement of on-street parking, issues with inoperable vehicle parking, clogging streets for neighborhoods for the residents, LPD and LFD.

Sgt Hon noted before there was 2 am – 5 am parking, and there were concerns with ticketing, and now that is eliminated so there is no ordinance to enforce on street parking. Currently they are relying on abandoned stickers on the vehicles. Majority of the time it is an extra car in the street, or and extra car they are trying to sell, and so ends up sitting in streets for weeks. Then once it is stickered, it is moved, then it is placed back on the street. Sgt. Hon stated they have looked into surrounding areas, and there is an example odd even days they have to be on west or north side, on even days those addresses

would have that parking. It would force residents to move. LPD is not pushing to ticket nightly proactively they are looking at how to address complaints with citizens. Council Member Kost asked about options for allowing them to tow. Sgt. Hon stated that ordinance could be something separate, where it could be stickered and come back after 40 hours to ticket.

Council Member Spadafore asked how many calls LPD respond to in an evening. Sgt. Hon did not have that information, and Council Member Spadafore that was a concern. Sgt. Hon stated when that did rise, enforcement was turned to parking enforcement. Mr. Van Fossen stated he would follow up with the LPD Chief. Council Member Spadafore noted there was an issue for the lack of enforcement, and then there was an amendment to remove it. Mr. Van Fossen stated earlier there could have been on staffing to enforce. Council Member Spadafore asked which department could address designations for neighborhoods "no parking" on the street. Sgt. Hon stated lots of homes have multi generation homes, and that is why like the odd even option, because not saying they can't park on the street but moving the cars around for maintenance. Council Member Pehlivanoglu asked if that option has been effective in other communities. Council Member Spadafore asked Officer Hon what his role with LPD was and was informed he is in charge of traffic control and special events. Council Member Kost acknowledged the option, and with odd even parking could enforce that. Council Member Spadafore noted odd even would also allow the neighborhoods could also monitor. Council Member Kost asked OCA if they could start a draft ordinance amendment on odd even parking 12 am – 5 am. Ms. Hagen-Lawrence confirmed they could. Council Member Spadafore asked Ms. Linden to look into the budgetary impact. Sgt. Hon also asked for an ordinance to address inoperable vehicles, where there is no current registration, what is the result for enforcement on abandoned vehicles. Mr. Abood stated Public Service will have a roll in this for engineering. Mr. Van Fossen stated he would follow up with Police and Parking.

RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 1326 N Jenison Avenue
Council Member Kost noted this was red tagged from 2022.

Ms. Puente stated the owner came to the initial meeting and told the demo board he did not have funds, so they ruled 60 days. Owner then reached out to Code Enforcement, and told them he hired a demo contractor, however after research into it, there was not down payment or utilities contacted for any shut-offs, so Ms. Puente moved it to the demo board.

MOTION BY COUNCIL MEMBER SPADAFORE TO SET THE SHOW CAUSE HEARING FOR MARCH 11, 2024 FOR 1326 N JENISON AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 1519 Linval Street

Ms. Puente informed the Committee this was in the demolition process for a period of time, and they have been working on this for 8 years with Micky 23, and Mr. McKissics father carried the builders license, and so now they have no builders' license. Council Member Kost asked if this was fire and red tag was 2015. Ms. Puente confirmed yes, and the original owner did donate it to Micky 23. Mr. VanFossen asked if the Committee would consider tabling and they could ask Mr. McKissic to attend the next meeting. Consensus of the Committee was to move forward on setting the show cause hearing.

MOTION BY COUNCIL MEMBER PHELIVANOGLU TO SET THE SHOW CAUSE HEARING FOR MARCH 11, 2024 FOR 1519 LINVAL STREET. MOTION CARRIED 3-0.

RESOLUTION- Orders to Make Safe or Demolish 3301 Turner Street

Council Member Kost noted this was before Committee in 2023, red tagged since 2017, and sold to new owner in 2023 who started working on it. In January this Committee was told there was no activity, so they decided to take action on it this meeting.

Mr. Montry added that a building permit was issued June 6, 2023, inspections since, revised drawings were needed in September, and not received. The electrical permit needs final, mechanical permit final inspection schedule for February 14, 2024. EDP opinion and building is to allow him to do more work. Council Member Kost stated the presentation from EDP still has old owner, and Mr. Van Fossen confirmed they can get that information updated.

The owner was present and stated it does take time to do the work before an inspection and has had experience with inspections being scheduled but no inspector arrive. He also informed them he is working on the outside soffit and fascia, but cannot complete that until the whole thing has its final inspection.

Council Member Pehlivanoglu recommended tabling until the February 27, 2024 meeting for updates. The other Committee member concurred.

OTHER

Pending Topics

City Attorney Updates on Commercial Sign Ordinance-

Ms. Hagen-Lawrence stated they completed the ordinance and sent to EDP and Mayor for approval, then onto the Planning Commission, and after that it will come to Council. If there are changes from EDP and Mayor, OCA will be involved. Mr. Van Fossen stated their goal is to get to Planning Commission at their March 5 meeting.

Economic Development & Planning Department Updates –

- 3301 Turner Street Progress- addressed earlier on agenda, will come off pending to action at the next meeting.

- Autumn Ridge

Mr. Montry noted they are still red tagged, and code is not aware of any compliance efforts. Inspections are 30 days, and since the date of this meeting it is the 31st day, code will back out and identify issues. They are actively having discussions. Council Member Kost stated it will remain on this pending list for the year because the owners reluctance it appears to come into compliance.

- SIMTOB

Mr. Montry informed the Committee that since the last meeting there are a few more into compliance. Post settlement, 31 in valid compliance, and there are 15 that are in renewal phase, rental inspections are being performed, fees are paid, and inspections scheduled. With multi units it is no uncommon for repairs. Currently they have 3 properties out of compliance; 2222 w Holmes, 1415 & 1421 Kalamazoo, and Kalamazoo properties do have inspections scheduled. The department believes the owners are making progress.

Mr. Neller distributed an handout in the packet and went through the history of the owners in Lansing. The presentation outlined the list of properties, a list of red tag and pink tags and when SIMTOB acquired them the majority were already in the red tag process. The presentation highlighted 2222 w Holmes, Pacific Flatz on Kalamazoo, and offered to meet the Committee on site. Mr. Neller assured the Committee that the company is focused on moving quickly and in doing things quickly they could perceive they are not following the city process. Of the 674 units in Lansing, 11 remain red tagged today, and most red tagged are concentrated in the three properties mentioned earlier. Council Member Kost asked if 2222 W Holmes has 32 red tags and Mr. Neller confirmed, noting the 11 he mentioned in addition to those, and that property is schedule for a final on February 14th and after that a rental certification, pending scheduling with the City.

Council Member Spadafore stepped away at 4:44 p.m.

Regarding the former Marvin Gardens, Mr. Neller stated that will be undergoing renovations with the expectations of being complete on April 1, pending of course the inspections and contractor schedule.

Council Member Pehlivanoglu asked if their focus is on the three complexes mentioned earlier, and Mr. Neller confirmed they are done with 2222 W Holmes just waiting on the inspection. They are done with the Kalamazoo properties and waiting on inspections there as well. Council Member Pehlivanoglu asked the timeline on a rental certificate and inspection. Mr. Montry clarified that once it is a rental, it is a rental renewal inspection, then they can issue the certificate.

Council Member Spadafore returned to the meeting at 4:47 p.m.

Mr. Van Fossen stated that they will not do a rental inspection until the building permit inspection passes.

Council Member Kost briefly commented on the SIMTOB headquarters office maintenance.

Council Member Pehlivanoglu asked if the tenants that were relocated when the roof was damaged on S. Holmes are expected to move back into the W Holmes units. Mr. Neller explained that most were moved to other units in their property portfolio, and 6-7 ended up on Kalamazoo which were still pink tagged. At that time the company thought they were moving fast on housing the tenants instead of displacing them, not realizing it looked like they were moving them from one poor property to another poor property. The units that are pending inspection tomorrow, are already leased to former tenants and if not want to return will lease to new residents.

Council Member Kost asked if the majority of the tenants are voucher based, and Mr. Neller confirmed. Council Member Kost asked if they work with Ingham County Mental Health to provide services for the tenants on the vouchers, and Mr. Neller stated he did not know specifically in what they do to help with linking tenant to mental health services, but was open to suggestions.

- List of Open ACTION Letters
No Updates
- Progress on Dormant Properties
No Updates
- Fee Study Update

Mr. Montry noted that they are working with each division in the department and expect a final draft within the next coming weeks. Mr. Van Fossen added that if there are fees from the study that the administration want to recommend it will be tailored with the budget process.

Mr. Montry provided a list on current properties in the demo process, noting most are the oldest red tags.

Council Member Kost referred to an email he, Council Brown and Council Member Garza received on a list that was discussed at the last Committee meeting. At the meeting he stated they were told they could sign up to get a daily list of red tagged properties. He noted the email stated now due to safety concerns they are not sharing the list. Council Member Kost voiced his concerns with the statement that Council could release the information, noting if he wants it he can FOIA it, and per the Charter Council can ask for information. Mr. Van Fossen explained that EDP had been doing a daily list to LPD and non-profit covid rental assistance programs. Since COVID funds are not longer available that services has stopped and they no longer get the list. Council Member Kost stated Council are elected officials and can ask for the information. Mr. Van Fossen stated again the administration is concerned with sharing the list. Council Member Kost stated again that they were told the Committee could have access to it.

Council Member Spadafore left the meeting at 4:56 p.m.

Council Member Kost went on to state it appeared to him in the email that the administration was accusing Council of sharing it. Mr. Van Fossen stated his preference is asking for grace in the conversation and not sharing the list; it is a tool for LPD and they will to keep it there. He offered to sit down with Council Member Kost, Brown and Garza to discuss options, but again asked for grace and consideration on where the administration is coming from on this. Council Member Kost stated his concern is with the red tags.

ADJOURN

Adjourned at 4:59 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on March 12, 2024