

Southgate City Council Agenda

Council Chambers

Wednesday October 5, 2016

6:30pm

Work Study Session

1. Memo from Administrator; Re: Ordinance Amendments
2. Officials Reports
3. Discussions regarding agenda items.

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7:00 pm

Regular Meeting

Pledge of Allegiance

Roll Call:

Colovos, Farrah, George, Graziani, Rauch, Rollet, Zamecki.

Minutes:

1. Work Study Session Minutes dated September 21, 2016.
2. Regular City Council Meeting Minutes dated September 21, 2016.

Scheduled Persons in the Audience:

1. Peter and Nancy Alley

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Consideration of Bids:

Scheduled Hearings:

1. Letter from Dangerous Bldg. Board; Re: 11699 Mulberry
2. Letter from Dangerous Bldg. Board; Re: 16832 Helen

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Communications "A" –

1. Memo from Administrator; Re: Demolition Order; 11699 Mulberry
2. Memo from Administrator; Re: Demolition Order; 16832 Helen
3. Memo from Administrator; Re: Appointment of Police Chief

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Communications "B" – (Receive and File)

Ordinances:

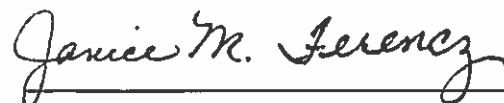
Old Business:

New Business:

Unscheduled Persons in the Audience:

Claims & Accounts: Warrant # 1314 - See Warrant

Adjournment:



Janice M. Ferencz, City Clerk

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
NORMA J. WURMLINGER
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI
Council President

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

Memorandum

To: Honorable City Council Members

From: John J. Zech, City Administrator

Re: Amendments to City Ordinances

Date: September 29, 2016

The Administration would like the City Council to consider amending a few ordinances. We have attached various pages of the Ordinance Manual as they currently read with the changes noted. These changes came to light as we reviewed various ordinances in terms of eliminating rodents and vermin from the City. The ordinances are: 660.15, 1060.04 (c)(1), 1060.05, 1060.08 (f) (g)(h), 1060.16, 1422.02 Section 302.4 and 1422.02 Section 602.13.

Please feel free to contact me with any questions.

660.15 RESPONSIBILITY FOR MAINTENANCE OF DWELLINGS.

Every building or portion thereof which is being used as a dwelling, home or residence shall be kept by the owner or landlord thereof in a clean, neat and habitable condition in order to prevent the premises from becoming a nuisance. No owner or landlord shall allow a dwelling to become dilapidated, permit weeds or other vegetation to grow higher than ~~ten~~ ^{eight} inches in height or allow trash, rubbish or refuse to accumulate on the property to such an extent that a nuisance is created which is injurious to the health, safety or welfare of the occupants of the dwelling or of the inhabitants of the City. Storage of wood piles for burning purposes shall be elevated a minimum of twelve inches ~~from grade~~ off the ground.

If the owner has leased or rented the dwelling to another person and the duty to keep the premises in a proper condition rests upon such renter, tenant or lessee, then the obligations of this chapter shall fall upon such renter, tenant or lessee.

(1974 Code §9.17; Ord. 344. Passed 7-1-81.)

660.16 MAINTENANCE OF COMMERCIAL AND INDUSTRIAL BUILDINGS.

(a) The owner or other person legally responsible shall have the duty to maintain any commercial or industrial building in a neat, clean and structurally sound manner and to prevent the premises, including the adjacent public right of way, from becoming littered or a nuisance, as defined by State law. The owner or other person in charge shall keep the building free from all signs or posters not specifically authorized by such owner or person in charge and permitted by applicable sign provisions of these Codified Ordinances.

(b) This section shall be equally applicable to empty or unrented buildings, and in the case of vacant buildings, such buildings shall be kept securely locked at all times.

(c) The owner of a vacant building shall, within thirty days of such building becoming vacant, board up the windows with wood or some other suitable material and paint such portion of material visible from the outside white or a color compatible with the outside wall surface, or shall cover the windows with a white substance or material so as to effectively prevent viewing into the vacant property from the outside.

(1974 Code §9.18; Ord. 278. Passed 10-25-78.)

660.17 NOTICE TO REMEDY PROHIBITED CONDITIONS.

Upon the discovery of a prohibited condition existing, as set out in Sections 660.15 and 660.16, the Director of Inspections or the Director of Public Services shall notify the owner of the property of such condition and require that it be remedied within ten days. Such notice may be given in person or by registered mail, addressed to the last known address of the owner.

waste, the Department of Public Services may remove or may contract for the removal of such waste and shall charge the cost thereof to such person, firm or corporation. In the event payment therefore is not made when billed, the expense of disposing of such excess waste will be charged to the owner of the real estate by adding it to the tax rolls, with interest and costs to be included. Apartment buildings shall constitute commercial activities for the purposes of collection of waste.

(c) Storage. Between collections of solid waste and recyclable materials by the City or a licensed waste hauler hired by the City or authorized to do work within the City, each person who is an owner, lessee or occupant of any site of generation shall store such materials as follows:

- (1) Solid waste shall be stored in containers constructed of either rigid ^{plastic or} metal ~~or plastic~~, with tightly fitting covers which are rodent-proof, ~~or in plastic bags which must be securely tied when placed outside and which must be vermin proof, or~~ not less than 20-gallon capacity. Rigid containers must be kept tightly covered, except when opened for deposit or removal of solid waste. ~~Plastic bags used as storage containers must be kept in a clean and sanitary condition and cannot be left outside except on the day of pick up.~~ An owner, occupant, tenant or lessee receiving single-family refuse collection shall be required to restore the container to an acceptable storage condition not later than 8:00 a.m. the following day after refuse collection takes place.
- (2) Recyclable materials (other than yard waste) shall be stored in containers adequate to contain such recyclable materials therein.
- (3) Every owner, occupant, tenant or lessee using any building, house or structure for any purpose whatsoever where refuse accumulates, shall provide and maintain standard refuse containers of sufficient number and size, as herein specified, in order to store such refuse tending to accumulate on said premises. Refuse containers that deteriorate or otherwise fail to meet the requirements of this chapter may be claimed as refuse, and after five days' written notice to the party or parties responsible or in possession of such container, such containers shall be collected as refuse by the Department of Public Services or the City's authorized refuse collectors.
(Ord. 530. Passed 5-19-93; Ord. 806. Passed 6-1-05; Ord. 14-970. Passed 11-5-14.)

1060.05 PLACEMENT OF CONTAINERS; TAMPERING; SANITARY CONDITIONS.

Except as otherwise provided in Section 1060.04, containers for the storage of solid waste and recyclable materials shall be placed at the rear or side of buildings, at a place which is reasonably inconspicuous from streets and places occupied by other persons. ~~Bags used as storage bags, and not as liners for rigid containers, must be kept tightly sealed and located, prior to placement for collection, in a place not readily accessible to animals, children or the elements of nature.~~ No person, firm, corporation or other legal entity shall disturb the contents of waste receptacles or bundles, nor shall persons leave receptacles or the contents thereof in a condition other than is provided for in this chapter. All receptacles must be maintained in a sanitary condition. (Ord. 530. Passed 5-19-93.)

~~(f) Approved Incinerator Use. Rubbish may be burned in an approved incinerator located in a building.~~

(f) ~~(g)~~ Open Burning. Open burning of garbage, rubbish and refuse is hereby prohibited. However, a permit for the disposal of waste from building operations and land clearing, and for the disposal of other large accumulations of waste, may be obtained from the Fire Chief or his or her duly designated representative, which permit shall state the terms and conditions under which the authority granted under such permit may be exercised. Such terms and conditions shall be at the discretion of the Fire Chief or his or her duly designated representative.

(g) ~~(h)~~ Open-Type Storage Receptacles. The use of roll-off, open-type containers of twenty yards or more for trash and refuse storage is hereby prohibited, except at construction sites. (Ord. 572. Passed 3-22-95.)

1060.09 WASTE HAULER'S LICENSES.

(a) Required. No person shall engage in the business of collecting, transporting, delivering or disposing of solid waste or recyclable materials generated within the City without first obtaining a waste hauler's license pursuant to this chapter. Waste hauler's licenses shall be issued upon application to the City Clerk on forms provided therefor and upon payment of the annual license fee as provided in this section.

(b) Issuance. The Department of Public Services may, after approval by both the Mayor and Council, issue an annual license to any person, firm or corporation to collect and transport solid waste and recyclable materials, provided that all of the rules and regulations applicable thereto are strictly observed.

(c) Conditions of Licenses. It shall be an express condition of obtaining a waste hauler's license that the waste hauler shall:

- (1) Comply with all provisions of this chapter;
- (2) Comply with all applicable Federal, State, County and local laws, statutes, rules and regulations, including, but not limited to, those pertaining to the collection, transportation, delivery and disposal of solid waste, recyclable materials and yard waste.
- (3) Comply with all applicable provisions of an agreement and of the rules and regulations adopted from time to time by the City for the use, administration and operation of the facilities described herein.
- (4) Pay an annual license fee of two hundred fifty dollars (\$250.00) per year to be paid between June 1 and June 30 of each year.
(Ord. 530. Passed 5-19-93.)

1060.10 COLLECTION OF UNACCEPTABLE WASTE BY WASTE HAULERS.

A waste hauler shall not knowingly collect or deliver unacceptable waste to any facility.
(Ord. 530. Passed 5-19-93.)

~~1060.16 CURBSIDE RECYCLING FEE.~~

~~Effective June 1, 1994, each single family residence shall pay a monthly curbside recycling fee of two dollars (\$2.00), which charge shall be placed on the bimonthly water/sewer/utility bill for each individual residence.~~
(Ord. 560. Passed 6-1-94.)

1060.17 UNLAWFUL USE OF DUMPSTERS OR RECEPTACLES.

No person shall make use of any garbage can, dumpster or trash receptacle belonging to another person or business entity in the City without first receiving the express written consent of such person or business entity. For purposes of this section, "use" includes the dumping, unloading, disposing or placing of rubbish in such receptacle. (Ord. 566. Passed 10-5-94.)

1060.18 UNLAWFUL TAMPERING WITH GARBAGE RECEPTACLES.

No person shall open, dump, tamper with or remove the contents of any garbage can, dumpster or trash receptacle belonging to another person or business entity in the City. This section shall not apply to licensed trash and waste haulers performing services in the ordinary course of business.
(Ord. 823. Passed 4-5-06.)

1060.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)

1422.02 AMENDMENTS.

The International Property Maintenance Code adopted in Section 1422.01 is hereby amended and revised in the following respects:

Section 101.1

Insert: "City of Southgate" for "[NAME OF JURISDICTION]";

Section 103.5

Insert: "See Chapter 1444 of the Southgate City Code, Fee Schedule" for "[APPROPRIATE SCHEDULE]";

Section 112.4

Insert: "\$1.00" for the first reference to "[DOLLAR AMOUNT]" and "\$500.00" for the second reference to "[DOLLAR AMOUNT]";

Section 302.4

Insert: "~~10~~⁸ inches" for "[HEIGHT IN INCHES]"; Grass Clippings shall be removed from all paved surfaces both in the right-of-way and on the private property.

Section 304.14

Insert: "April 1" for the first reference to "[DATE]" and "November 30" for the second reference to "[DATE]";

Section ~~602.13~~ 602.3

Insert: "September 15" for the first reference to "[DATE]" and "May 15" for the second reference to "[DATE]";

Section 602.4

Insert: "September 15" for the first reference to "[DATE]" and "May 15" for the second reference to "[DATE]".

(Ord. 899. Passed 3-3-10; Ord. 959. Passed 5-1-13.)

1422.03 CERTIFICATES OF OCCUPANCY REQUIRED; CONDITIONS FOR ISSUANCE.

(a) No person shall hereafter occupy or reoccupy, and no owner or agent thereof shall permit the occupation or reoccupation of any building or addition thereto or part thereof, for any purpose, until a certificate of occupancy has been issued by the Building Department. The certificate of occupancy so issued shall state that the occupancy complies with this chapter.

(b) An application for such a certificate, together with the fee as set forth in Chapter 1444, for each residential, commercial or industrial unit occupied, shall be filed with the Building Department. Upon receipt of such application and fee, the Department shall inspect the premises within three days of such application, and, if approved, shall issue a certificate of occupancy therefor.

Request to Speak at Council Meeting

TODAY'S DATE:

9-26-16

YOUR NAME:

Peter + Nancy Alley
PLEASE PRINT

ADDRESS:

15205 Goddard Rd
SOUTHGATE, MI

PHONE #:

734-934-1699

DATE OF MEETING YOU WISH TO SPEAK AT:

10-5-16

SUBJECT YOU WISH TO ADDRESS:

Property next store, aloud to dump,
transfer prop, not finished, not maintained
etc. etc. etc (suppose to be storage yard in
Bldg.)

*Attach additional information if desired.

SIGNATURE:

Nancy Alleypage 8
9-26-16
JH



City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING
14400 DIX-TOLEDO ROAD, SOUTHGATE MICHIGAN 48195
PHONE: (734) 258-3027
FAX: (734) 281-6670
www.southgatemi.org

August 19, 2016

The Honorable City Council
14400 Dix-Toledo
Southgate, MI 48195

Dear Council Members

The City of Southgate Building and Housing Code, Section 1460.09 (attached) states, "If an owner, agent or party in interest fails to appear at a hearing or neglects or refuses to comply with the order provided for in Section 1460.08, the Dangerous Buildings Board shall file a report of its findings and a copy of its order with Council and request that the necessary action be taken to demolish or otherwise make safe the building or structure."

The Dangerous Buildings Board is hereby submitting the following findings regarding the single family residence located at 11699 Mulberry and respectfully request that a Public Hearing be held.

At a meeting held on August 16, 2016, the following motion was approved (minutes attached).

Motion by Robert Hines supported by James Leininger that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.



The Honorable City Council
August 19, 2016
Page Two

The Dangerous Buildings Board respectfully requests the City Council to take the necessary action against the owner(s), of the single family residence located at 11699 Mulberry, in making this a safe structure.

Respectfully submitted


Robert Hines

Dangerous Buildings Board


James Leminger

Dangerous Buildings Board


Donald Vaccarelli

Dangerous Buildings Board

Pc: County of Wayne
Mayor
City Administrator
Director of Public Safety
Fire Chief
Police Chief
Director Public Services
City Attorney

bmm

Attachments

11 6 9 9 m o b i l i t y



08/13/2016 10:21

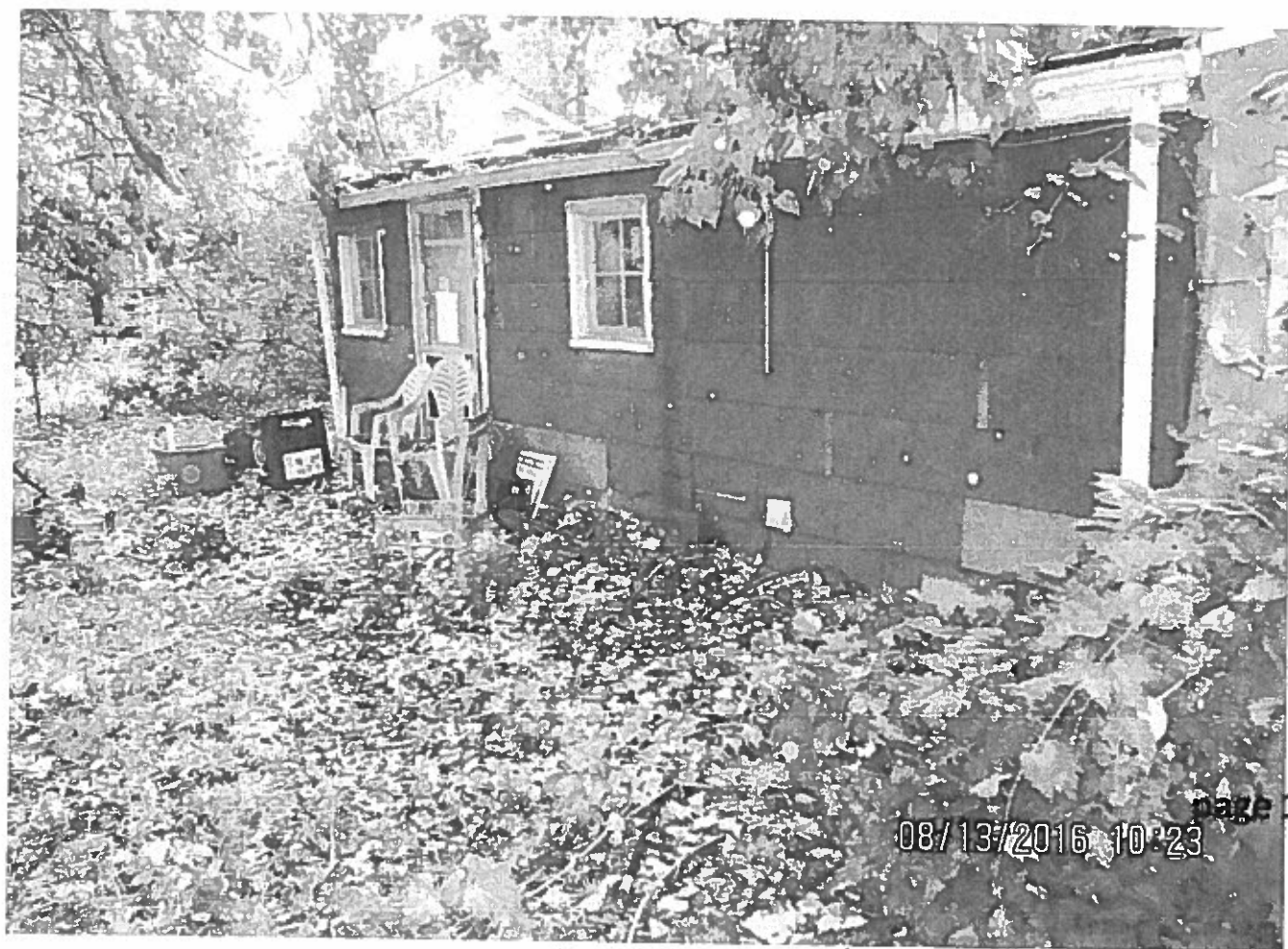


08/13/2016 10:21

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11 6 9 9 m o b i l i t y

11699 molberry



page 12

11699 molberry

11699 Mulberry



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11699 Mulberry

DANGEROUS BUILDINGS BOARD

MINUTES

11699 MULBERRY

August 16, 2016

Present: Robert Hines, Dangerous Buildings Board, James Leininger, Dangerous Buildings Board, Donald Vaccarelli, Dangerous Buildings Board, Robert A Casanova, Building Inspections Director, John Zech, City Administrator, Raymond Snarski and Bernadette Moore, Secretary.

The meeting was called to order at 3:32 p.m. with the Dangerous Buildings Board secondly considering the residence located at 11699 Mulberry.

Roll call was taken: Robert Hines, James Leininger and Donald Vaccarelli present to constitute a quorum.

Robert Hines asked Robert Casanova if there has been any contact with the owner and if any improvements have been made to the property.

Robert Casanova stated that nothing has been done.

Motion by Robert Hines, supported by James Leininger that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

Meeting adjourned at 3:50 p.m.

Respectfully submitted
Bernadette M. Moore

DANGEROUS BUILDINGS BOARD

MINUTES

11699 MULBERRY

May 17, 2016

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, Robert A Casanova, Building Inspections Director, Ed Zelenak, City Attorney, Mayor Joseph Kuspa, Karen George, City Council, Randall Smith, Alan & Joan Aniol and Bernadette Moore, Secretary.

The meeting was called to order at 3:31 p.m. with the Dangerous Buildings Board fourthly considering the residence located at 11699 Mulberry.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Motion by Jim Leininger supported by Don Vaccarelli to elect Robert Hines as Chairman of the meeting. Motion carried.

Robert Hines inquired if the owner of the property was present? No one was present.

Bernadette Moore, Code Enforcement Officer, stated that the owner of the property is Wayne County as of April 1, 2016 for back taxes. The siding has been repaired in the past by nailing roof shingles to the residence and that bread wrappers were placed in the openings around the windows. The residence has not been maintained for many years. There is possible asbestos siding on the residence.

Motion by Robert Hines supported by Jim Leininger that 90 days be given to bring the structure up to the 2012 International Property Maintenance Code or demolish or the Dangerous Buildings Board will file a report of its findings with the City Council. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

Dangerous Buildings Board – 11699 Mulberry

May 17, 2016

Page Two

The Dangerous Buildings Board will reconvene on Tuesday, August 16, 2016 at 3:30 p.m. in the Council Caucus Room at the Norma J. Wurmlinger Building, 14400 Dix-Toledo to consider why this dangerous structure should not be ordered to be demolished.

Mayor Joseph Kuspa thanked the Dangerous Buildings Board for volunteering their time.

Meeting adjourned at 4:06 p.m.

Respectfully submitted

Bernadette M. Moore

State of Michigan
Uniform Law Citation

Ticket No. **A661450** ☐ Victim Involved

JS DOT # _____ Incident No. _____ Dept. No. **85**

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

Local Use/Arrest No. _____ Detection Device _____

OF: **SOUTHGATE** BAC _____ 1 of 1

THE UNDERSIGNED Month Day Year At approximately ☐ A.M. ☒ P.M. Date Month Day Year
Arrested THAT ON: **03 16 12 03:08**

☐ Oper./Chauff. Driver License Number _____ SSN (last 4 digits) _____
☐ CDL

Race _____ Sex **M** Height **0** Weight **0** Hair _____ Eyes _____ Occupation/Employer _____

Name (First, Middle, Last)
RONALD F. STANDISH

Street
11699 MULBERRY

City **SOUTHGATE** State **MI** Zip Code **48195**

Vehicle Plate No. _____ Year **0** State _____ Vehicle Description (Year, Make, Color) _____ Ven. Type _____

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
UPON **11699 MULBERRY**

AT OR NEAR **OLD GODDARD**

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **SOUTHGATE**

COUNTY OF **WAYNE** DID THE FOLLOWING:

Type	MCL Cite/PACC Code/Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 302.1	SANITATION	1
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 304.6	EXTERIOR WALLS	2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.
Offense Code(s)
1 _____ 2 _____ 3 _____

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:
r yard brush, garden tools, etc./siding/warned

CHECK IF APPROPRIATE ☒ Damage to Property ☐ Local Court Bond \$ _____
☒ Vehicle Impounded ☒ Injury ☐ License Posted in Lieu of Bond
☒ Traffic Crash ☒ Death ☐ Appearance Certificate
Person in Active Military Service ☐ Yes ☐ No ☐ None

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS
Appearance Date on or before **WITHIN 14 DAYS**

Hearing Date (if applicable) on _____ ☐ Contact Court
☐ Juvenile Traffic Misd. (Court will Notify) ☐ Formal Hearing Required (Court will Notify)

In the **28TH DISTRICT** Court of **SOUTHGATE**

Court Address & Phone Number
14720 REAUME PARKWAY SOUTHGATE, MI 48195
(734) 258 3068

☐ I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable _____ Month _____ Day _____ Year _____

Officer's Name (printed)
MOORE, B. Officer's ID No. **315**

Agency ORI **MI-8275200** Agency Name **SOUTHGATE POLICE DEPARTMENT**

UC-01a
(rev. 6/05)

4-10-12 \$40 cc fine = 60 days to pay



City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING
14400 DIX-TOLEDO HIGHWAY, SOUTHGATE, MICHIGAN 48195
PHONE: (734) 258-3027
FAX: (734) 281-6670
www.southgatemi.org

March 18, 2016

CERTIFIED MAIL

Wayne County Treasurer
Richard P. Hathaway
400 Monroe
Detroit, MI 48226

Dear Mr. Hathaway

RE: Notice of Dangerous Buildings Board Hearing – 11699 Mulberry

In accordance with the terms and conditions of Chapter 1460, "Dangerous Buildings" of the City Code, you are hereby notified that the building, namely the residence located at 11699 Mulberry is vacant, deteriorated and an attractive nuisance.

In view of these unacceptable conditions, the Dangerous Buildings Board will meet on Tuesday, May 17, 2016 at 3:30 p.m. in the Council Caucus Room at the City Hall Building to consider why this dangerous structure should not be ordered to be demolished.

You and legal counsel, if desired, are invited to attend.

Sincerely,

Robert A. Casanova
Director of Building Inspections

RAC/bmm

Pc: Mayor
City Administrator
Dangerous Buildings Board Members
Fire Chief
Police Chief
Director Public Services
City Attorney
Council Members
Post copy on building involved

City of Southgate

Date 2-29-12

N Ronald F. Standish

Address 11699 Mulberry

Issued by B. Moore Title Coke Enforcement officer

WARNING

WARNING

THIS IS A NOTICE OF VIOLATION OF THE BELOW
CITED SECTION OF THE SOUTHGATE CITY CODE:

CHAPTER PM 3 SECTION 302.1
302.5
304.6

1. Remove all construction materials, automobile parts, ladders, debris, etc. from rear yard. Dispose of all leaves, branches, etc. from side of garage.
2. Remove any rodent harborage
3. Siding is in poor condition; repair.

CORRECT VIOLATION PRIOR TO: 3-6-12

This warning is being issued as a courtesy to you. Failure to correct the noted violation in the time allotted will result in a ~~court appearance~~ ticket being issued.

Civil Your cooperation will be appreciated.

infraction FOR INFORMATION CALL:

Code Enforcement: (734) 258-3036 ☒

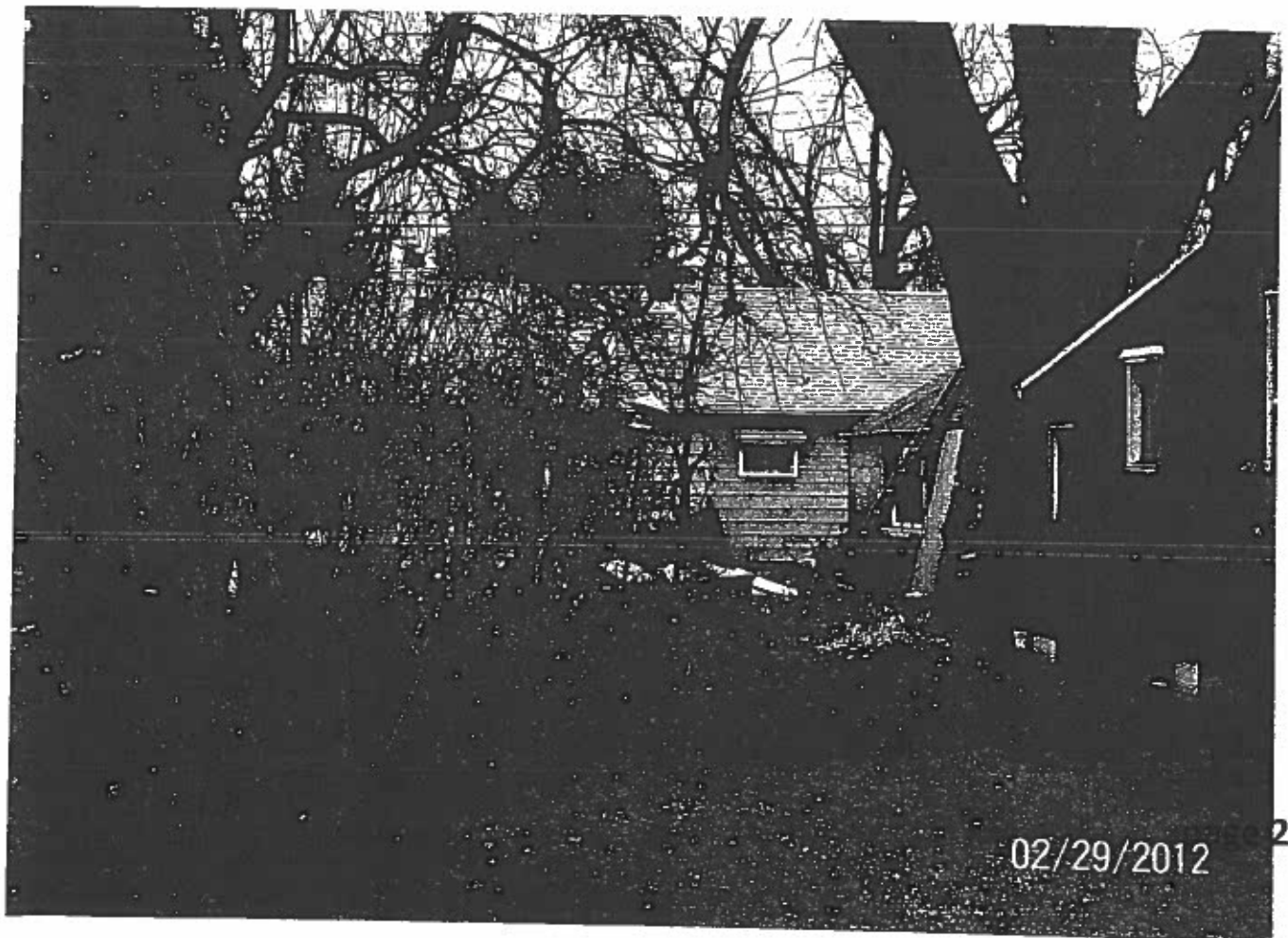
Animal Control: (734) 246-1328 ☐

Building Department: (734) 258-3030 ☐

11699 Mulberry



11699 Molberry



City of Southgate

Date 2-22-12

N Margaret Standish
Address 11699 Mulberry
Issued by B. Moore Title Code Enforcement Officer

WARNING

WARNING

THIS IS A NOTICE OF VIOLATION OF THE BELOW
CITED SECTION OF THE SOUTHGATE CITY CODE:

CHAPTER PM 3 SECTION 302.1
302.5
304.6

1. Remove all construction materials, automobile parts, ladders, debris, etc. from rear yard. Dispose of all leaves, branches, etc. from side - garage.
2. Remove any rodent harborage.
3. Siding is in poor condition. repair.

CORRECT VIOLATION PRIOR TO: 2-29-12

This warning is being issued as a courtesy to you. Failure to correct the noted violation in the time allotted will result in a ~~court appearance~~ ticket being issued.

~~civil~~ Your cooperation will be appreciated.

~~infraction~~ FOR INFORMATION CALL:

Code Enforcement: (734) 258-3036 ☒

Animal Control: (734) 246-1328 ☐

Building Department: (734) 258-3030 ☐

DIRECTOR OF PUBLIC
SAFETY
THOMAS A. COOMBS

CHIEF
JEFFREY W. MEUSSNER

ADMINISTRATION
(734) 258-3052

FAX: (734) 258-0540



City of Southgate Police Department

14710 REAUME PARKWAY
CIVIC CENTER
SOUTHGATE, MICHIGAN 48195
(734) 258-3060

INVESTIGATIVE
BUREAU
(734) 258-3054

ORDINANCE
OFFICER
(734) 258-3036

FAX: (734) 246-1381

VIOLATION WARNING

DATE: February 14, 2012

Margaret Standish
11699 Mulberry
Southgate, MI 48195

LOCATION OF VIOLATION: 11699 Mulberry, Southgate, MI

PLEASE BE ADVISED THAT THE FOLLOWING ITEM(S) AT THE ABOVE REFERENCED PROPERTY
MUST BE CORRECTED AS REQUIRED BY CITY CODE.

Per the 2009 International Property Maintenance Code, Section 302.1 – All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Remove all construction materials, automobile parts, ladders, debris etc. from rear yard. Dispose of all leaves, branches, etc. from side of garage.

Per the 2009 International Property Maintenance Code, Section 302.5 – All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation. By placing construction materials, yard waste, etc. on the ground you are attracting rodents. Informational pamphlet is enclosed.

Margaret Standish
Page Two
February 14, 2012

Per the 2009 International Property Maintenance Code, Section 304.6 – All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. The siding of the residence is in poor condition; repair all holes, breaks or loose and rotting materials or replace. The City of Southgate does have a Rehab program; contact Denise Sciacca at 734-258-2461.

CORRECT VIOLATION PRIOR TO: February 22, 2012

FAILURE TO CORRECT VIOLATION WILL RESULT IN A CIVIL INFRACTION TICKET(S).

Bernadette Moore
Code Enforcement Officer
734-258-3036

Michigan Law Chapter 223.14

US DOT # _____ Incident No. _____ Dept. No. **85**

The People of ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

Local Use/Arrest No. _____ Detection Device _____

OF: **SOUTHGATE** BAC _____ 1 of 1

THE UNDERSIGNED SAYS THAT ON: Month **11** Day **06** Year **14** At approximately **02:03** ☐ A.M. ☒ P.M. Date of Birth Month _____ Day _____ Year _____

☐ Oper./Chauff. Driver License Number _____ SSN (last 4 digits) _____
☐ CDL

Sex _____ Height _____ Weight _____ Hair _____ Eyes _____ Occupation/Employer _____

Name (First, Middle, Last)
SHANNON MARIE SWEGARD

Street
1231 7TH

City **WYANDOTTE** State **MI** Zip Code **48195**

Vehicle Plate No. _____ Year **0** State _____ Vehicle Description (Year, Make, Color) _____ Ven. type _____

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
 UPON **11699 MULBERRY**

AT OR NEAR **BREST**

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **SOUTHGATE**

COUNTY OF **WAYNE**

DID THE FOLLOWING:

Type	MCL Cite/PACC Code/Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 302.8	IMPROPER STORAGE/UNLIC & INOPER VEHICLE	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)
 1 _____ 2 _____ 3 _____

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
 Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks:

CHECK IF APPROPRIATE ☐ Damage to Property ☐ Local Court Bond \$ _____
☐ Vehicle Impounded ☐ Injury ☐ License Posted in Lieu of Bond
☐ Traffic Crash ☐ Death ☐ Appearance Certificate

Person in Active Military Service ☐ Yes ☐ No ☐ None

SEE DATE BELOW: SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS
 Appearance Date on or before **WITHIN 14 DAYS**

Hearing Date (if applicable) on _____ ☐ Contact Court

☐ Juvenile Traffic Misd. (Court will Notify) ☐ Formal Hearing Required (Court will Notify)

In the **28TH DISTRICT** Court of **SOUTHGATE**

Court Address & Phone Number
14720 REAUME PARKWAY SOUTHGATE, MI 48195
(734) 258 3068

☐ I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).
 I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

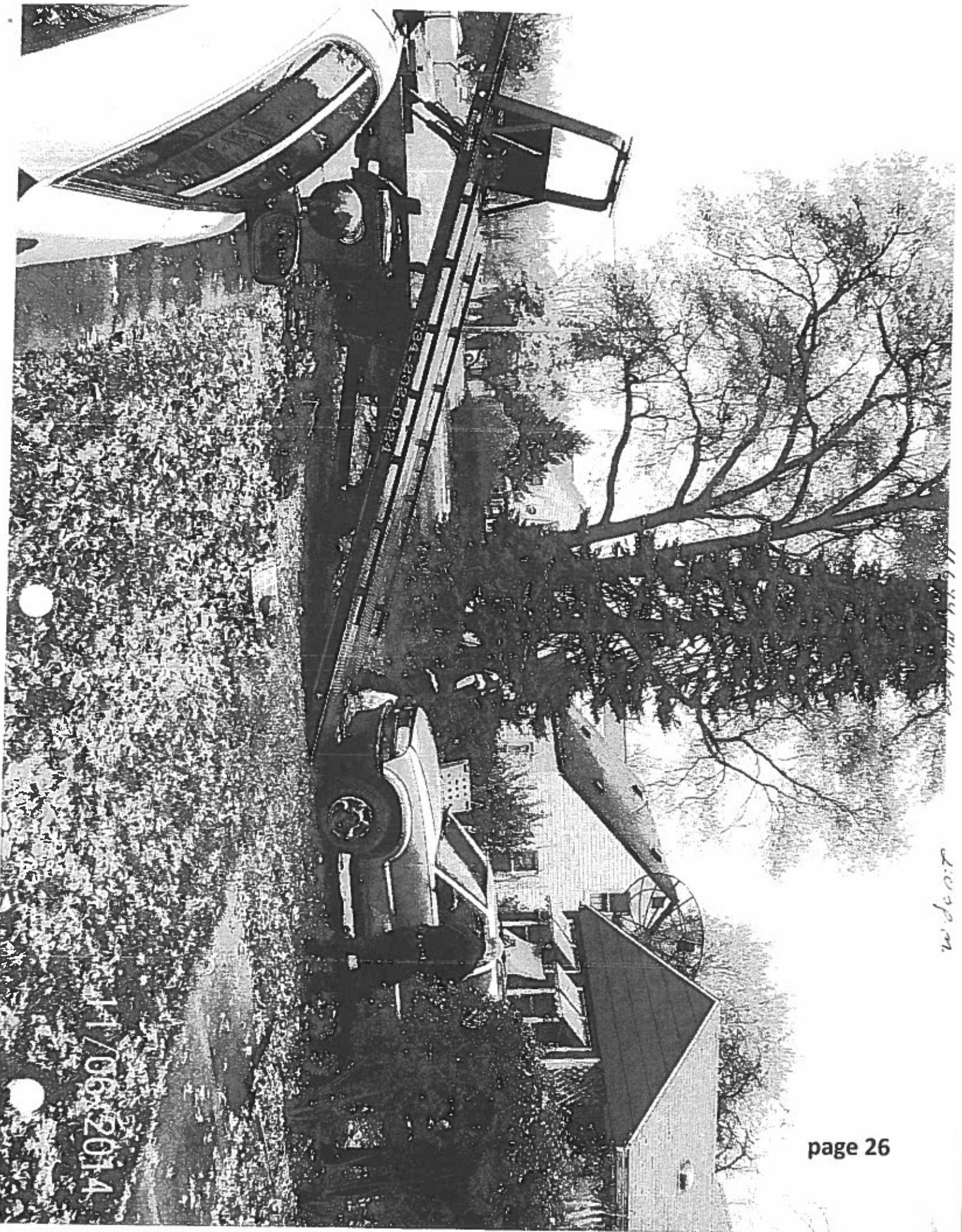
Complainant's Signature and receipt if applicable _____ Month _____ Day _____ Year _____

Officer's Name (printed)
MOORE, B. Officer's ID No. **315**

Agency ORI **MI-8275200** Agency Name **SOUTHGATE POLICE DEPARTMENT**

UC-01a
 (rev. 6/05)

Vehicle towed 11-6-14



2:00 p.m.

11/06/2014

NAME Ronald F. Standish

LOCATION 11699 Mulberry

CITATION # A673710

DATE OF CITATION March 28, 2013

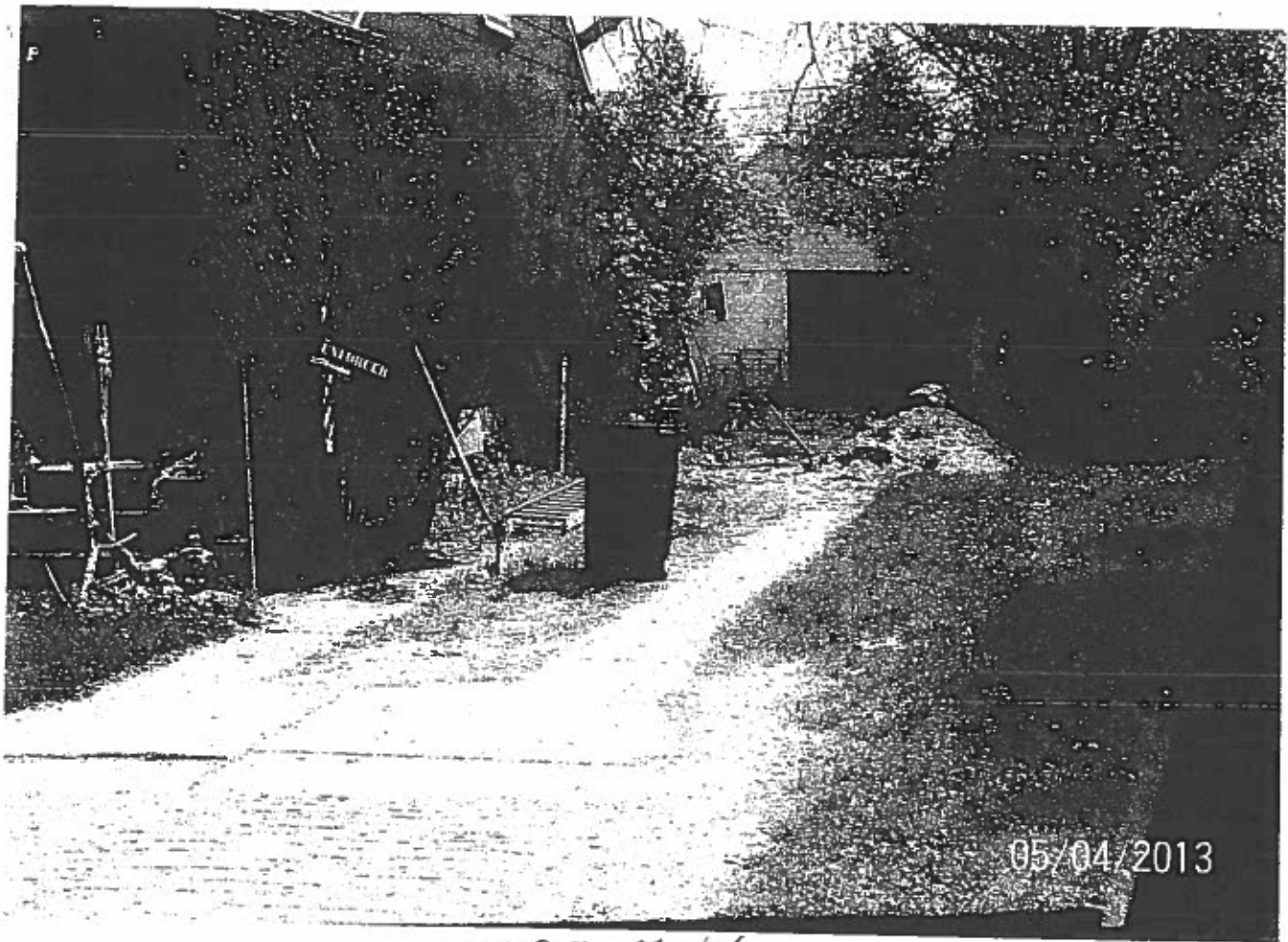
ORIGINAL CHARGE Sanitation PM 302.1

ARRAIGNMENT DATE May 7, 2013 @ 8:30 a.m.

OUTCOME Dismissed - not called to court

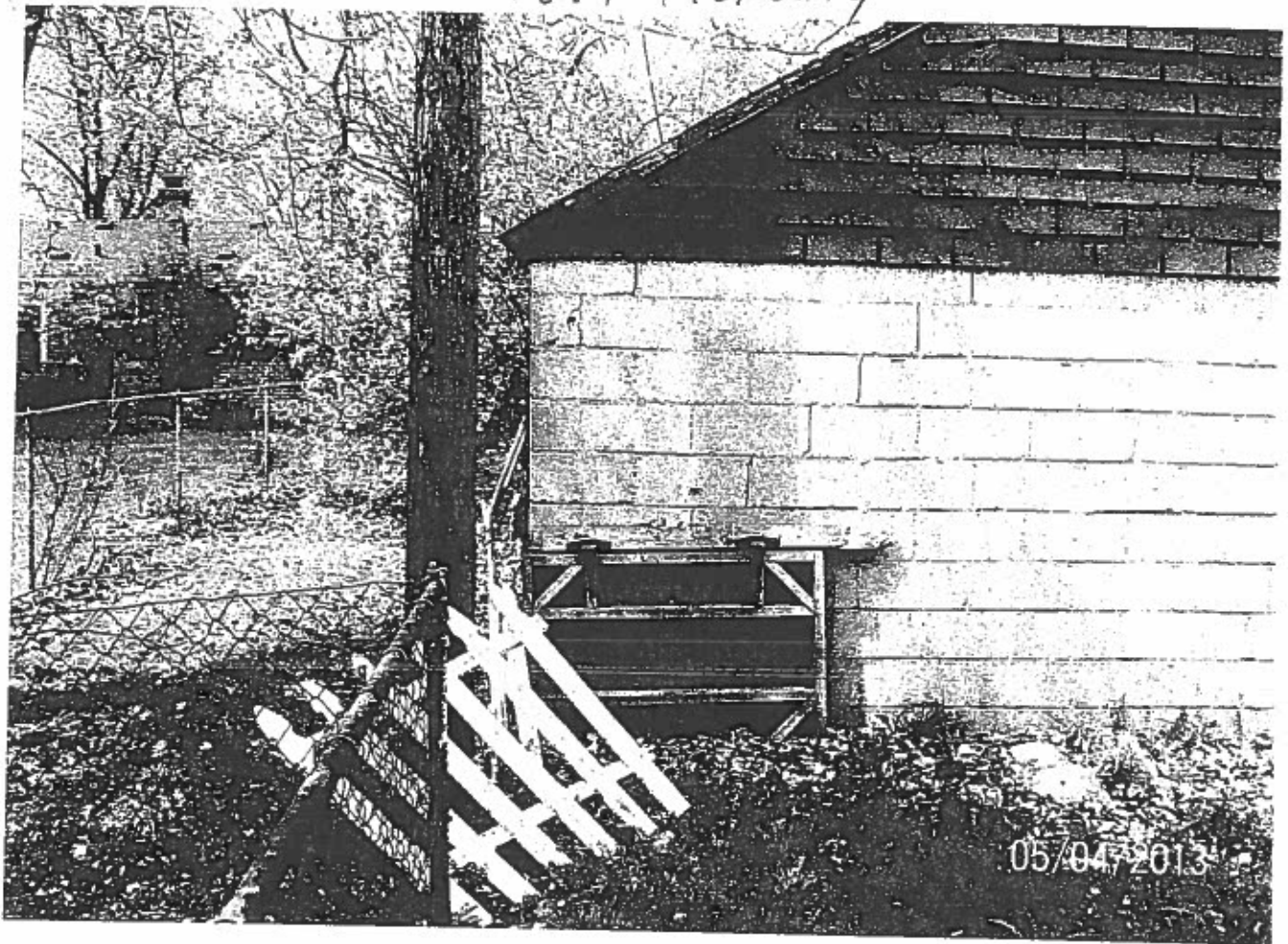
STATUS TO DATE _____

FINAL DISPOSITION _____



11699 Molberry

11699 Mulberry



11699 M. lberry

11699 Mulberry



State of Michigan
Uniform Law Citation

Ticket No. **A673710** ☐ Victim Involved

US DOT # _____ Incident No. _____ Dept. No. **85**

The People of: ☒ the State of Michigan
☐ Township ☒ City ☐ Village ☐ County

Local Use/Arrest No. _____ Detection Device _____

OF: **SOUTHGATE** BAC _____ 1 of 1

TH PERSON DESIGNATED AT ON: Month **03** Day **28** Year **13** At approximately **12:15** ☐ A.M. ☒ P.M. Date Month _____ Day _____ Year _____

State ☐ Oper./Chauff. Driver License Number _____ SSN (last 4 digits) _____

☐ CDL

Race _____ Sex _____ Height _____ Weight **0** Hair _____ Eyes _____ Occupation/Employer _____

Name (First, Middle, Last)
RONALD F. STANDISH

Street
11699 MULBERRY

City **SOUTHGATE** State **MI** Zip Code **48195**

Vehicle Plate No. _____ Year **0** State _____ Vehicle Description (Year, Make, Color) _____ Veh. Type _____

THE PERSON NAMED ABOVE, in violation of ☒ Local Ordinance ☐ State Law ☐ Administrative Rule
UPON **11699 MULBERRY**

AT OR NEAR **OLD GODDARD**

WITHIN ☒ CITY ☐ VILLAGE ☐ TOWNSHIP OF **SOUTHGATE**

COUNTY OF **WAYNE**

DID THE FOLLOWING:

Type	MCL Cite/PACC Code/ Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend. 302.1	SANITATION	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s)

1 _____ 2 _____ 3 _____

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Re

CHECK IF APPROPRIATE ☐ Damage to Property ☐ Local Court Bond \$ _____
☐ Vehicle Impounded ☐ Injury ☐ License Posted in Lieu of Bond
☐ Traffic Crash ☐ Death ☐ Appearance Certificate
Person in Active Military Service ☐ Yes ☐ No ☐ None

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

Appearance Date on or before **WITHIN 14 DAYS**

Hearing Date (if applicable) on _____ ☐ Contact Court
☐ Juvenile Traffic Misd. (Court will Notify) ☐ Formal Hearing Required (Court will Notify)

In the **28TH DISTRICT** Court of **SOUTHGATE**

Court Address & Phone Number
14720 REAUME PARKWAY SOUTHGATE, MI 48195
(734) 258 3068

☐ I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable)
I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

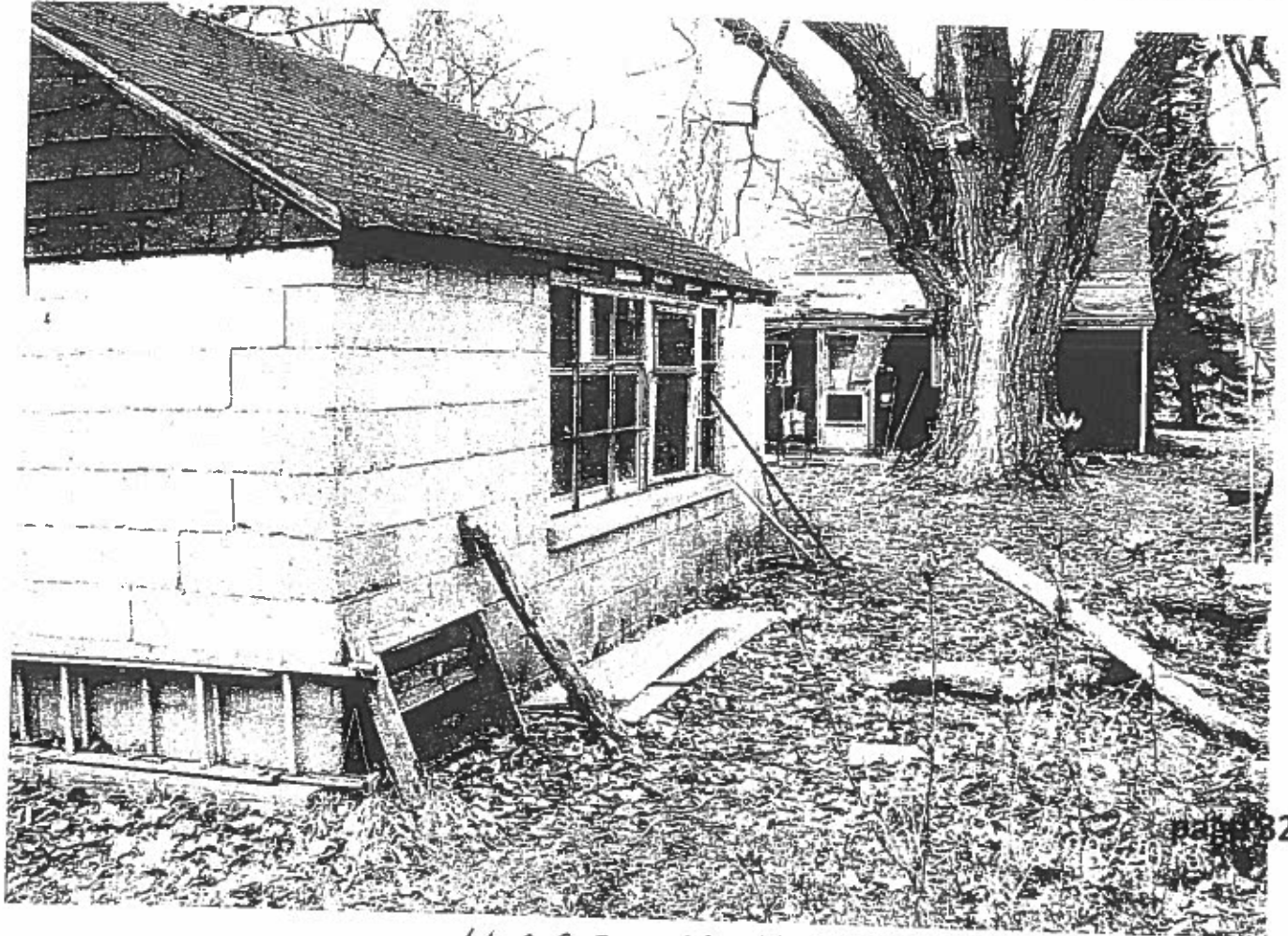
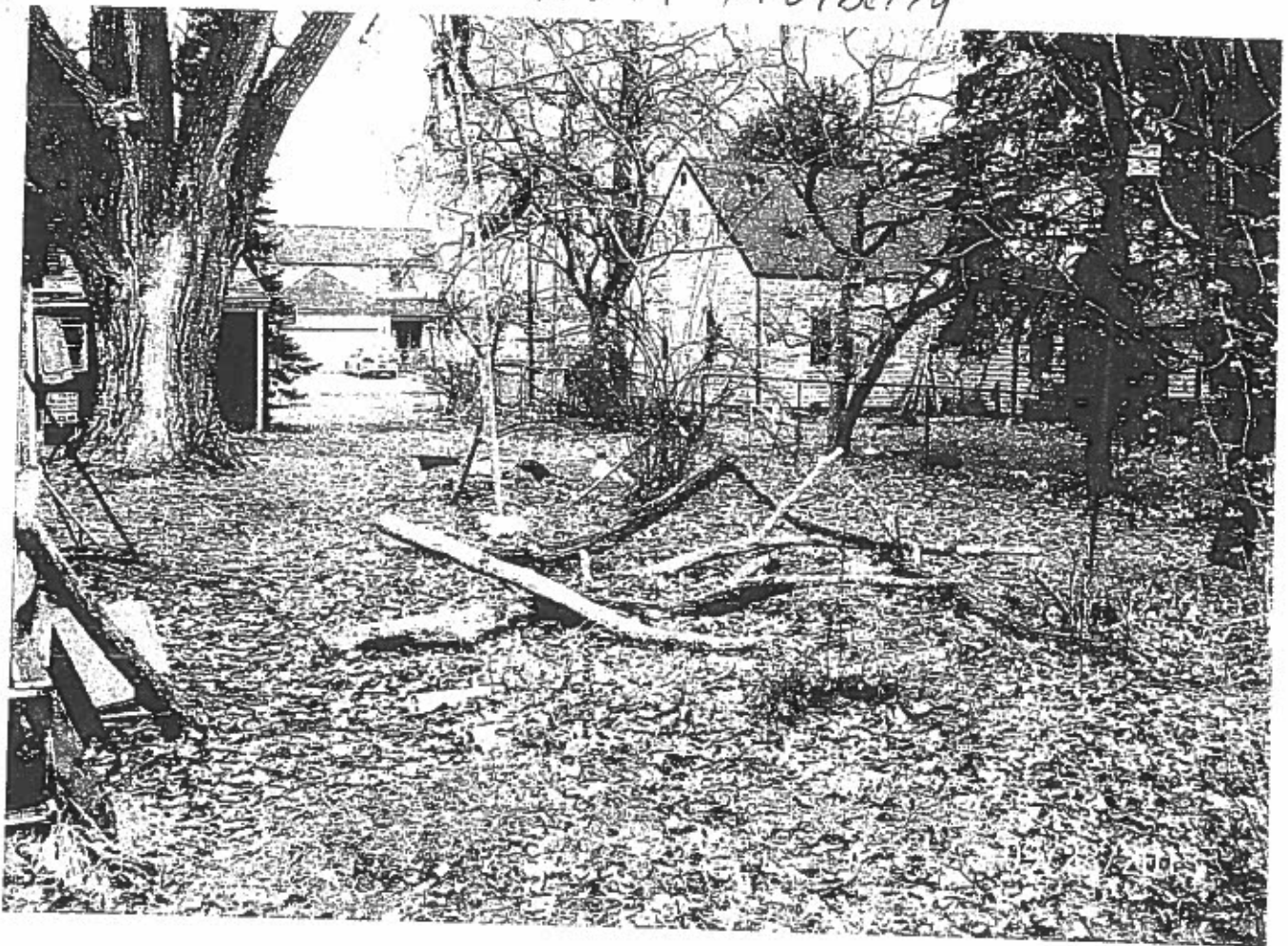
Complainant's Signature and receipt if applicable _____ Month _____ Day _____ Year _____

Officer's Name (printed)
MOORE, B. Officer's ID No. **315**

Agency ORI **MI-8275200** Agency Name **SOUTHGATE POLICE DEPARTMENT**

UC-01a
(rev. 6/05)

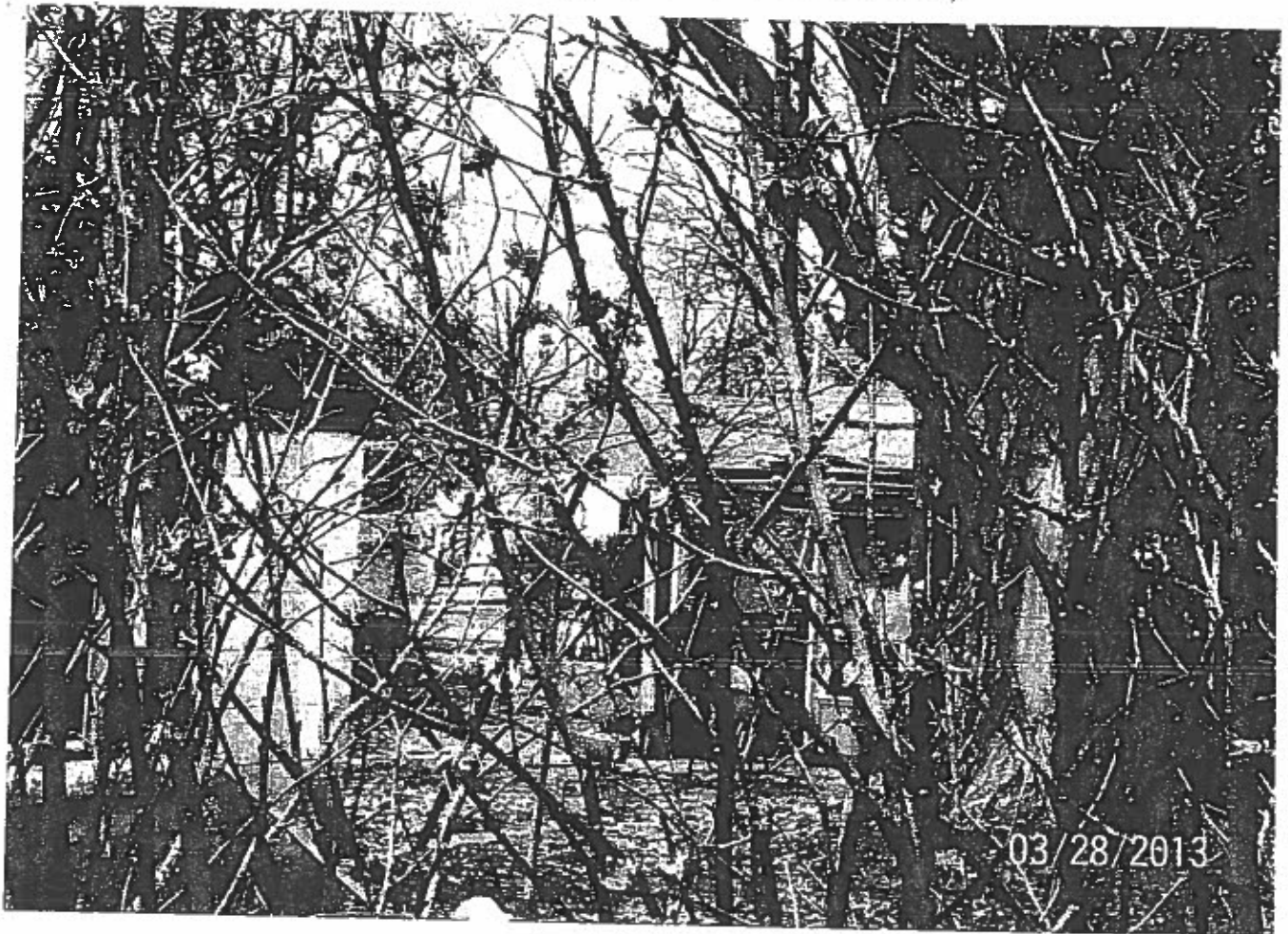
11699 Mulberry



page 32

11699 M. h...

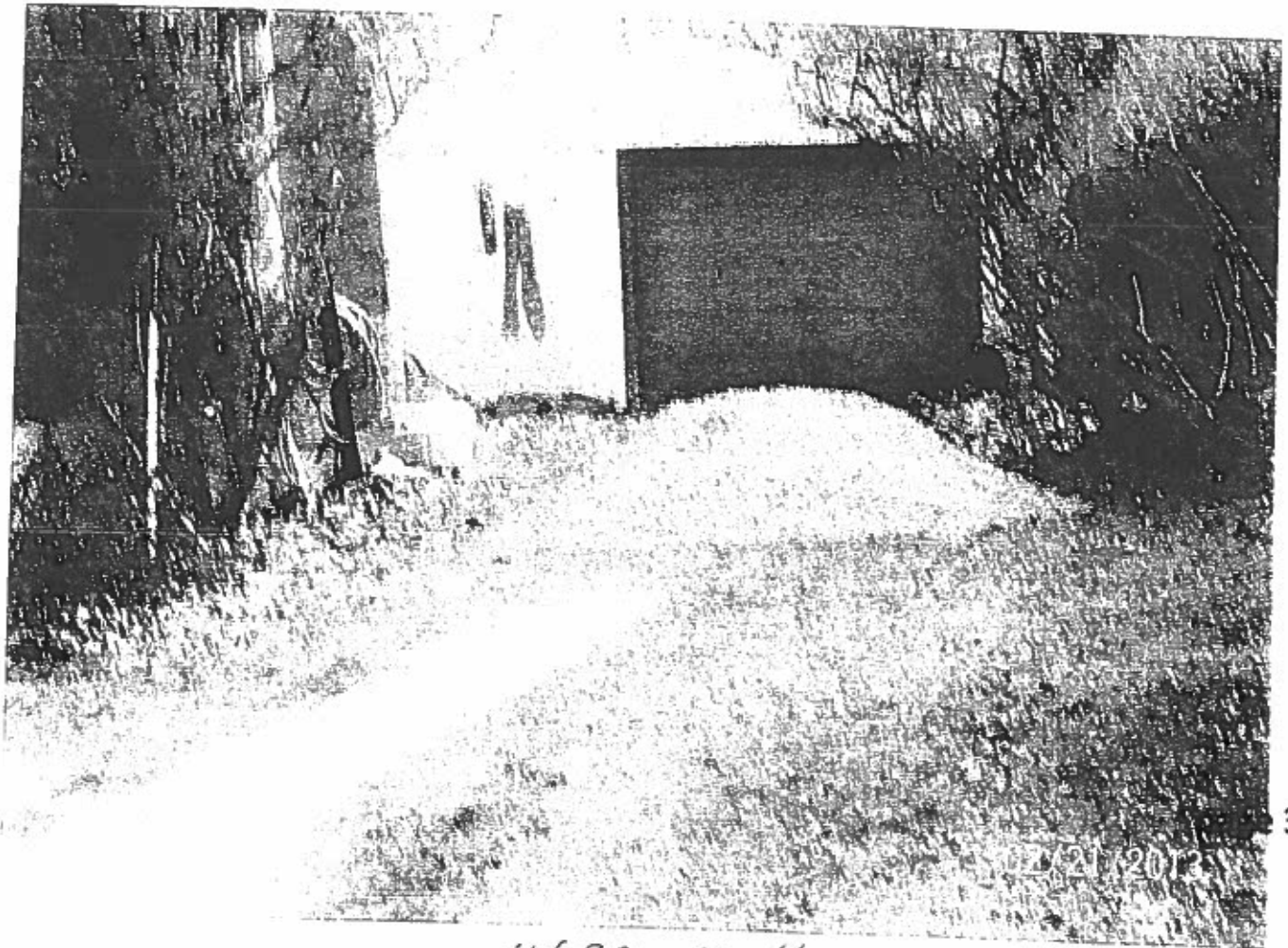
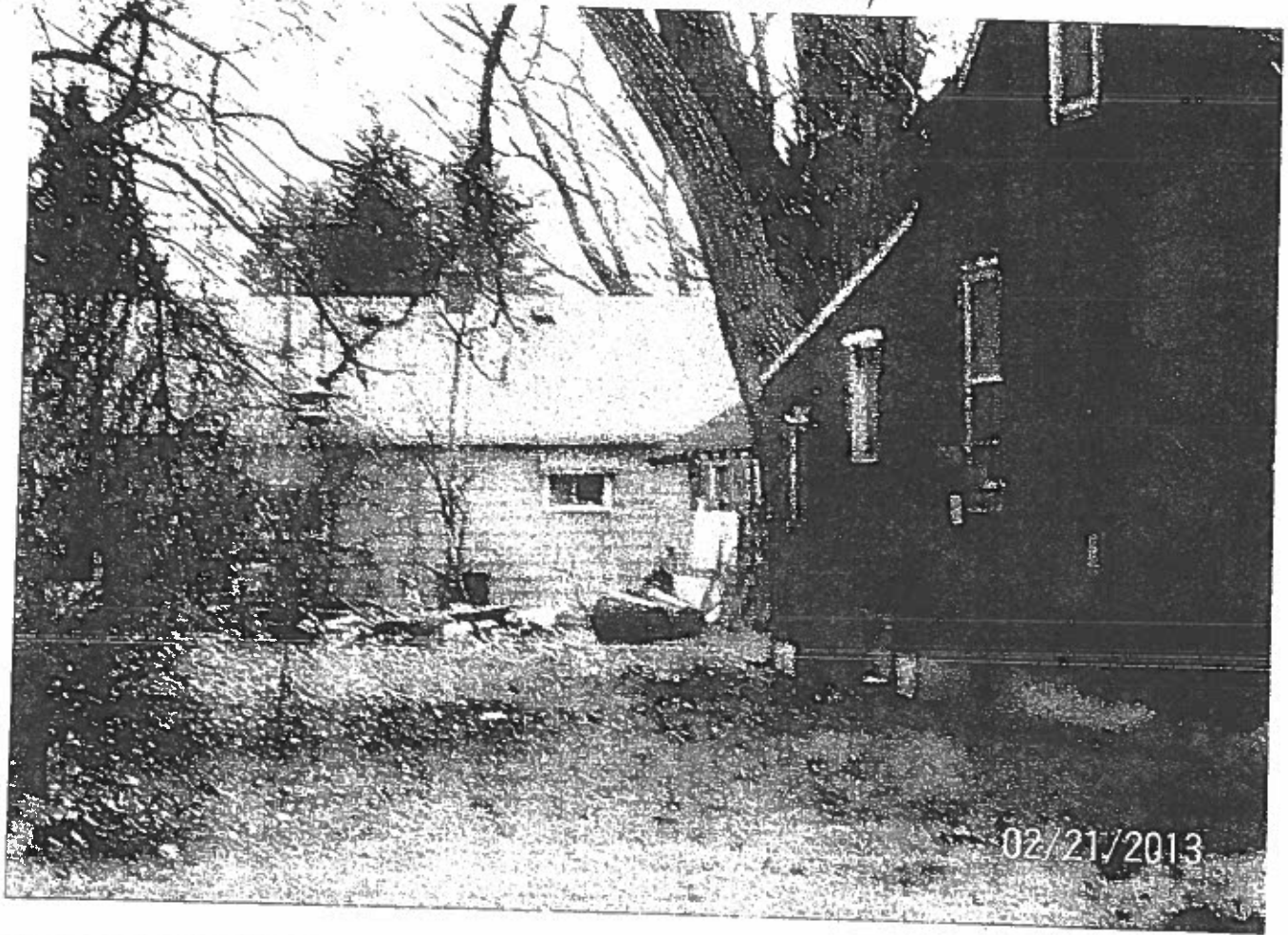
11699 Mulberry



11699 Mulberry



11669 Mulberry



City of Southgate

Date 2-5-13

Name Ronald Standish

Address 11699 Mulberry

Issued by B. Moore Title Code Enforcement Officer

WARNING

WARNING

THIS IS A NOTICE OF VIOLATION OF THE BELOW
CITED SECTION OF THE SOUTHGATE CITY CODE:

CHAPTER PM 3 SECTION 302.1

Remove all construction
materials, automobile
parts, ladders, debris,
etc. from rear yard,
including around, leaning
against and behind garage.
Dispose of all leaves
branches, etc. from rear
yard.

CORRECT VIOLATION PRIOR TO: 2-16-13

This warning is being issued as a courtesy to you. Failure
to correct the noted violation in the time allotted will result
in a ~~court appearance~~ ticket being issued.

~~Civil~~ Your cooperation will be appreciated.

~~infraction~~

FOR INFORMATION CALL:

Code Enforcement: (734) 258-3036 ☒

Animal Control: (734) 246-1328 ☐

Building Department: (734) 258-3030 ☐

DIRECTOR
OF PUBLIC SAFETY
THOMAS A. COOMBS

CHIEF
JEFFREY M. SMITH

ADMINISTRATION
(734) 258-3052

FAX (734) 264-3540



City of Southgate

Police Department

14710 REAUME PARKWAY
CMC CENTER
SOUTHGATE, MICHIGAN 48195
(734) 258-3060

INVESTIGATIVE
BUREAU
(734) 258-3064

ORDINANCE
OFFICER
(734) 258-3036

FAX: (734) 246-1391

VIOLATION WARNING

DATE: January 29, 2013

Ronald F. Standish
11699 Mulberry
Southgate, MI 48195

LOCATION OF VIOLATION: 11699 Mulberry, Southgate, MI

PLEASE BE ADVISED THAT THE FOLLOWING ITEM(S) AT THE ABOVE REFERENCED PROPERTY MUST BE CORRECTED AS REQUIRED BY CITY CODE.

Per the 2009 International Property Maintenance Code, Section 302.1 – All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Remove all construction materials, automobile parts, ladders, debris, etc. from rear yard, including around, leaning against and behind garage. Dispose of all leaves, branches, etc. from rear yard.

CORRECT VIOLATION PRIOR TO: February 5, 2013

FAILURE TO CORRECT VIOLATION WILL RESULT IN A CIVIL INFRACTION TICKET(S).

Bernadette M. Moore
Code Enforcement Officer
734-258-3036

TITLE SIX - Miscellaneous Building Regulations

- Chap. 1460. Dangerous Buildings.
- Chap. 1461. Excavation, Removal and Filling of Land.
- Chap. 1462. Fences.
- Chap. 1464. Flood Plain Management.
- Chap. 1466. House Trailers.
- Chap. 1470. Moving of Buildings.
- Chap. 1476. Soil Erosion and Sedimentation Control.
- Chap. 1478. Swimming Pools.
- Chap. 1479. Vacant or Abandoned Property.

CHAPTER 1460 Dangerous Buildings

- | | |
|--|---|
| 1460.01 Dangerous building defined. | 1460.09 Noncompliance with order; |
| 1460.02 Prohibition. | reports to Council. |
| 1460.03 Issuance of notices. | 1460.10 Hearings by Council. |
| 1460.04 Contents of notices; hearings. | 1460.11 Costs of demolition or making |
| 1460.05 Service and filing of notices. | safe; liens. |
| 1460.06 Establishment and composition | 1460.12 Removal and storage of building |
| of Dangerous Buildings Board. | contents. |
| 1460.07 Powers and duties of Board. | 1460.13 Appeals. |
| 1460.08 Orders to demolish or make | 1460.14 Emergency repairs. |
| safe. | 1460.15 Violations. |
| | 1460.99 Penalty. |

CROSS REFERENCES

- Building Authority - see ADM. Ch. 262
- Building Code Board of Appeals - see ADM. Ch. 264
- Condemnation or vacation of unfit buildings - see
GEN. OFF. 660.11, 660.12
- Responsibility for maintenance of dwellings - see GEN. OFF. 660.15
- Maintenance of commercial and industrial buildings -
see GEN. OFF. 660.16
- Disposal of demolition waste - see S.U. & P.S. 1060.08(c)
- Building Department - see B. & H. Ch. 1440
- Demolition permit fees - see B. & H. 1444.04(j)

1460.06 ESTABLISHMENT AND COMPOSITION OF DANGEROUS BUILDINGS BOARD.

(a) A Dangerous Buildings Board shall be appointed for the purpose of conducting hearings required by this chapter. The Board shall consist of three members who shall be appointed by the Mayor, subject to the approval of Council, and who shall serve at the pleasure of the Mayor and Council. Each member of the Board shall be appointed for a three-year term, provided that the original members shall be appointed for one, two and three-year terms, respectively, and thereafter one term shall expire each year. Members' credentials shall include professional individuals, such as contractors, engineers, architects, appraisers and realtors, when such professionals are available for appointment.

(b) A majority of the members of the Board shall be present in order to conduct hearings. A majority vote constitutes a decision of the Board. (Ord. 446. Passed 5-11-88.)

1460.07 POWERS AND DUTIES OF BOARD.

The Dangerous Buildings Board shall take testimony of the Director of Inspections, the owner of the property involved and any interested party. The Board shall render its decision by either closing the proceedings or ordering the building to be demolished or otherwise made safe. (Ord. 446. Passed 5-11-88.)

1460.08 ORDERS TO DEMOLISH OR MAKE SAFE.

If it is determined by the Dangerous Buildings Board that a building or structure should be demolished or otherwise made safe, it shall so order, fixing a time, not to exceed ninety days from the date of the order, for compliance therewith. (Ord. 446. Passed 5-11-88.)

1460.09 NONCOMPLIANCE WITH ORDER; REPORTS TO COUNCIL.

If an owner, agent or party in interest fails to appear at a hearing or neglects or refuses to comply with the order provided for in Section 1460.08, the Dangerous Buildings Board shall file a report of its findings and a copy of its order with Council and request that the necessary action be taken to demolish or otherwise make safe the building or structure. A copy of the findings and order of the Board shall be served on each owner or party in interest in the manner prescribed in this chapter. (Ord. 446. Passed 5-11-88.)

1460.10 HEARINGS BY COUNCIL.

Council shall, upon receipt of the order and findings of the Dangerous Buildings Board, fix a date for a hearing to review the findings and order of the Board, and shall give notice of the time and place of such hearing to each owner or party in interest in the manner prescribed in this chapter. At the hearing, each owner or party in interest shall be given the opportunity to show cause why the building should not be demolished or

otherwise made safe. Council shall either approve, disapprove or modify the order for the demolition or making safe of the building or structure and shall direct the Director of Public Services to comply with the order as approved or modified forthwith after twenty days after such hearing. (Ord. 446. Passed 5-11-88.)

1460.11 COSTS OF DEMOLITION OR MAKING SAFE; LIENS.

(a) The cost of demolishing a building or making a building safe shall be a lien against the real property and shall be reported to the assessing officer of the City, who shall assess the cost against the property on which the building or structure is located in accordance with these Codified Ordinances and the City Charter.

(b) Each owner or party in interest in whose name the property appears upon the last local tax assessment records shall be notified of the amount of such cost by first-class mail at the address shown on the records. If such amount is not paid within thirty days after such mailing, the assessing officer shall add the same to the next tax roll of the City and the same shall be collected in the same manner as provided by law for the collection of taxes by the City. (Ord. 446. Passed 5-11-88.)

1460.12 REMOVAL AND STORAGE OF BUILDING CONTENTS.

(a) If Council orders that a building be demolished, the Director of Public Services shall determine the date for demolition and shall notify each owner or party in interest thereof in the manner set forth in this chapter. Such notice shall request that the owner or party in interest remove any contents of the building which are of value to him or her.

(b) If, on the date set for demolition, the contents remain in the building, which contents, in the opinion of the Director, are of more than nominal value, then the Director shall cause such contents to be removed from the building and stored for not more than thirty days. The owner or party in interest shall be notified that during the period of storage the contents may be claimed upon payment of a reasonable storage fee. Upon expiration of the storage period, the contents shall be considered to be abandoned and may be disposed of by the usual method of disposal of abandoned property. The demolition charges to the owner or party in interest shall then be reduced by any amount the City receives for the sale of the abandoned property which is in excess of the City's expenses for the removal and storage of the same. (Ord. 446. Passed 5-11-88.)

1460.13 APPEALS.

Any owner or party in interest of a building or structure who is aggrieved by any final decision or order of Council may appeal the decision or order to the circuit court within twenty days from the date of the decision. (Ord. 446. Passed 5-11-88.)

1460.14 EMERGENCY REPAIRS.

Nothing in this chapter shall prohibit the Building Department from summarily making safe any condition which, in the judgment of the Director of Inspections, poses such an imminent hazard and threat to personal safety that abatement must occur before the time limits specified in this chapter. (Ord. 446. Passed 5-11-88.)

1460.15 VIOLATIONS.

No owner or other party in interest in any dangerous building or structure shall fail to comply with any final decision or order of Council under this chapter. Whoever violates this section shall be punished as provided in Section 1460.99, in addition to all equitable remedies provided in this chapter. (Ord. 446. Passed 5-11-88.)

1460.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)



City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING
14400 DIX-TOLEDO ROAD, SOUTHGATE MICHIGAN 48195

PHONE: (734) 258-3027

FAX: (734) 281-6670

www.southgatemi.org

August 19, 2016

The Honorable City Council
14400 Dix-Toledo
Southgate, MI 48195

Dear Council Members

The City of Southgate Building and Housing Code, Section 1460.09 (attached) states, "If an owner, agent or party in interest fails to appear at a hearing or neglects or refuses to comply with the order provided for in Section 1460.08, the Dangerous Buildings Board shall file a report of its findings and a copy of its order with Council and request that the necessary action be taken to demolish or otherwise make safe the building or structure."

The Dangerous Buildings Board is hereby submitting the following findings regarding the single family residence located at 16832 Helen and respectfully request that a Public Hearing be held.

At a meeting held on August 16, 2016, the following motion was approved (minutes attached).

Motion by Robert Hines supported by Donald Vaccarelli, that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.




The Honorable City Council
August 19, 2016
Page Two

The Dangerous Buildings Board respectfully requests the City Council to take the necessary action against the owner(s), of the single family residence located at 16832 Helen, in making this a safe structure.

Respectfully submitted


Robert Hines
Dangerous Buildings Board


James Leminger
Dangerous Buildings Board


Donald Vaccarelli
Dangerous Buildings Board

Pc: County of Wayne
Mayor
City Administrator
Director of Public Safety
Fire Chief
Police Chief
Director Public Services
City Attorney

bmm

Attachments

16832 Helen



16832 Helen



16832 Helen



16832 Helen

DANGEROUS BUILDINGS BOARD

MINUTES

16832 HELEN

August 16, 2016

Present: Robert Hines, Dangerous Buildings Board, James Leininger, Dangerous Buildings Board, Donald Vaccarelli, Dangerous Buildings Board, Robert A Casanova, Building Inspections Director, John Zech, City Administrator, Raymond Snarski and Bernadette Moore, Secretary.

The meeting was called to order at 3:32 p.m. with the Dangerous Buildings Board considering the residence located at 16832 Helen.

Roll call was taken: Robert Hines, James Leininger and Donald Vaccarelli present to constitute a quorum.

Robert Hines asked Robert Casanova if there has been any contact with the owner and if any improvements have been made to the property.

Robert Casanova stated that nothing has been done.

Motion by Robert Hines, supported by Donald Vaccarelli that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

Meeting adjourned at 3:50 p.m.

Respectfully submitted
Bernadette M. Moore

DANGEROUS BUILDINGS BOARD

MINUTES

16832 HELEN

May 17, 2016

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, Robert A Casanova, Building Inspections Director, Ed Zelenak, City Attorney, Mayor Joseph Kuspa, Karen George, City Council, Randall Smith, Alan & Joan Aniol and Bernadette Moore, Secretary.

The meeting was called to order at 3:31 p.m. with the Dangerous Buildings Board secondly considering the residence located at 16832 Helen.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Motion by Jim Leininger supported by Don Vaccarelli to elect Robert Hines as Chairman of the meeting. Motion carried.

Robert Hines inquired if the owner of the property was present? No one was present. He asked if anything had been done to the residence.

Bernadette Moore, Code Enforcement Officer, stated that the residence has been boarded up on several occasions, as recently as April 29th, the basement has standing water, and the current owner who purchased the property from Wayne County for back taxes put Tyvek on the exterior and has made no other efforts to repair the residence.

Motion by Robert Hines supported by Don Vaccarelli that 90 days be given to bring the structure up to the 2012 International Property Maintenance Code or demolish or the Dangerous Buildings Board will file a report of its findings with the City Council. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

Dangerous Buildings Board - 16832 Helen

May 17, 2016

Page Two

The Dangerous Buildings Board will reconvene on Tuesday, August 16, 2016 at 3:30 p.m. in the Council Caucus Room at the Norma J. Wurmlinger Building, 14400 Dix-Toledo to consider why this dangerous structure should not be ordered to be demolished.

Mayor Joseph Kuspa thanked the Dangerous Buildings Board for volunteering their time.

Meeting adjourned at 4:06 p.m.

Respectfully submitted

Bernadette M. Moore

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Walters
 9945 Van Buren
 Bellebille, MI 48111

2. Article Number

(Transfer from service label)

7008 0150 0000 2047 2875

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1541

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

M. Walters

C. Date of Delivery

3/19/16

D. Is delivery address different from item 1? ☒ Yes

If YES, enter delivery address below:

9445 Van Buren
 Bellebille, MI 48111

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Code Enforcement Office

Postage

Certified Fee

Return Receipt Fee
(Endorsement Required)Restricted Delivery Fee
(Endorsement Required)

Total Postage

Postmark
Here

Sent To

Michael Walters
 9945 Van Buren
 Bellebille, MI 48111

Street, Apt. 1
 or PO Box: N
 City, State, Z

PS Form 3811, February 2004



City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING
14400 DIX-TOLEDO HIGHWAY, SOUTHGATE, MICHIGAN 48195
PHONE: (734) 258-3027
FAX: (734) 281-6670
www.southgatemi.org

March 18, 2016

CERTIFIED MAIL

Michael Walters
9945 Van Buren
Belleville, MI 48111

Dear Mr. Walters

RE: Notice of Dangerous Buildings Board Hearing – 16832 Helen

In accordance with the terms and conditions of Chapter 1460, "Dangerous Buildings" of the City Code, you are hereby notified that the building, namely the residence located at 16832 Helen is vacant, deteriorated, decayed and an attractive nuisance.

In view of these unacceptable conditions, the Dangerous Buildings Board will meet on Tuesday, May 17, 2016 at 3:30 p.m. in the Council Caucus Room at the City Hall Building to consider why this dangerous structure should not be ordered to be demolished.

You and legal counsel, if desired, are invited to attend.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert A. Casanova', is written over a horizontal line.

Robert A. Casanova
Director of Building Inspections

RAC/bmm

Pc: Mayor
City Administrator
Dangerous Buildings Board Members
Fire Chief
Police Chief
Director Public Services
City Attorney
Council Members
Wayne County Treasurer
Post copy on building involved



Invoice No. 26032

Invoice Date: 12/16/2015

3401 Quorum Drive, Suite 300
Fort Worth, TX 76137

Bill To: City of Southgate Code
Enforcement Div
14400 Dix-Toledo
Southgate, MI 48195

Job: City of Southgate
16832 Helen St.
Southgate, MI 48195

bmoore@ci.southgate.mi.us

Customer: CITY08

Federal ID#20-8487188

Page: 1

Description

Job

Amount

Emergency Services-Board-Up-Date of Loss 11/16/15

2025-15-6416

284.82

Terms: Payment due 10 days from invoice date

Thank you for your business!

Remit to: Interstate Restoration
3401 Quorum Dr, Ste 300
Ft. Worth, TX 76137

Amount Billed: 284.82

Sales Tax: 0.00

Total: 284.82

page 52

Phone (817) 293-0035

Fax: (817) 293-0283

STATEWIDE
DISASTER RESTORATION
Insurance Repair Contractors
888-822-9500

22310 TELEGRAPH ROAD
SOUTHFIELD, MI 48033



INVOICE

Invoice Date	Customer ID	Invoice ID
05/29/2015	City08/2025-15-4168	23773
Draw ID	Work Order	

To: City of Southgate
ATTN: Bernadette Moore
bmoore@ci.southgate.mi.us

Job Location:

16832 Helen St.
Southgate, MI 4819S

Item	Description	Amount
------	-------------	--------

1

Emergency Services -Breakdown attached

\$ 407.96

Upon Receipt

DATE DUE:

Amount Billed

\$407.96

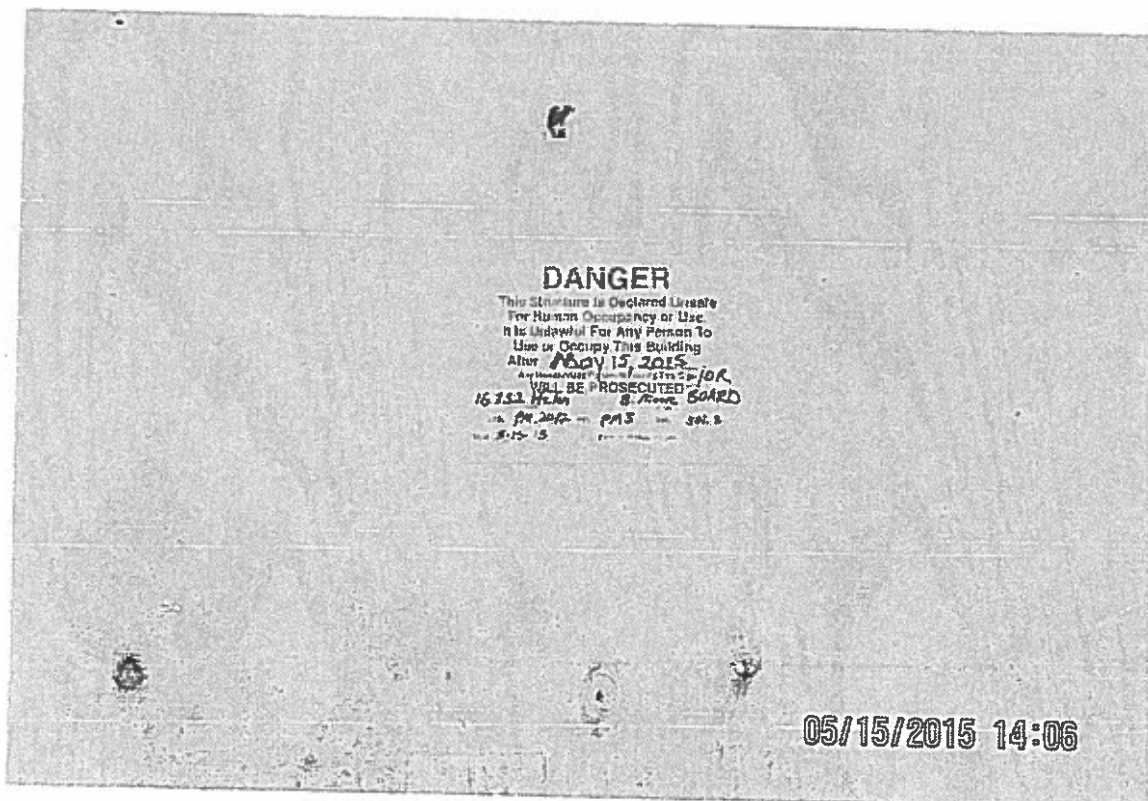
Retainage Held

Amount Due

\$407.96

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16832 Helen



DANGER

This Structure Is Declared Unsafe
For Human Occupancy or Use.
It Is Unlawful For Any Person To

Use or Occupy This Building

After

MAY 15, 2015

Any Unauthorized Person Removing This Sign

WILL BE PROSECUTED

16832 HICKS **B. MOORE** **BOARD**

Address of Building

Code

PM 2012

Art.

PM 3

Sec.

301.3

Code Official

Date

5-15-15

Refer to Ordinance No.

**STATEWIDE
DISASTER RESTORATION**
Insurance Repair Contractors
888-822-9500

22310 TELEGRAPH ROAD
SOUTHFIELD, MI 48033

INVOICE

Invoice Date	Customer ID	Invoice ID
05-21-2013	05-13-1027	7817
Draw ID	Work Order	
1		

Job Location:

To:
City of Southgate
ATTN: Bernadette Moore

City of Southgate
16832 Helen
Southgate, MI 48195

Item	Description	Amount
1	Emergency Board Up Services	398.70

DATE DUE: 05-31-2013

Amount Billed	\$398.70
Retainage Held	
Amount Due	\$398.70

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TITLE SIX - Miscellaneous Building Regulations

- Chap. 1460. Dangerous Buildings.
- Chap. 1461. Excavation, Removal and Filling of Land.
- Chap. 1462. Fences.
- Chap. 1464. Flood Plain Management.
- Chap. 1466. House Trailers.
- Chap. 1470. Moving of Buildings.
- Chap. 1476. Soil Erosion and Sedimentation Control.
- Chap. 1478. Swimming Pools.
- Chap. 1479. Vacant or Abandoned Property.

CHAPTER 1460 Dangerous Buildings

- | | |
|--|---|
| 1460.01 Dangerous building defined. | 1460.09 Noncompliance with order; |
| 1460.02 Prohibition. | reports to Council. |
| 1460.03 Issuance of notices. | 1460.10 Hearings by Council. |
| 1460.04 Contents of notices; hearings. | 1460.11 Costs of demolition or making |
| 1460.05 Service and filing of notices. | safe; liens. |
| 1460.06 Establishment and composition | 1460.12 Removal and storage of building |
| of Dangerous Buildings Board. | contents. |
| 1460.07 Powers and duties of Board. | 1460.13 Appeals. |
| 1460.08 Orders to demolish or make | 1460.14 Emergency repairs. |
| safe. | 1460.15 Violations. |
| | 1460.99 Penalty. |

CROSS REFERENCES

- Building Authority - see ADM. Ch. 262
- Building Code Board of Appeals - see ADM. Ch. 264
- Condemnation or vacation of unfit buildings - see
GEN. OFF. 660.11, 660.12
- Responsibility for maintenance of dwellings - see GEN. OFF. 660.15
- Maintenance of commercial and industrial buildings -
see GEN. OFF. 660.16
- Disposal of demolition waste - see S.U. & P.S. 1060.08(c)
- Building Department - see B. & H. Ch. 1440
- Demolition permit fees - see B. & H. 1444.04(j)

1460.06 ESTABLISHMENT AND COMPOSITION OF DANGEROUS BUILDINGS BOARD.

(a) A Dangerous Buildings Board shall be appointed for the purpose of conducting hearings required by this chapter. The Board shall consist of three members who shall be appointed by the Mayor, subject to the approval of Council, and who shall serve at the pleasure of the Mayor and Council. Each member of the Board shall be appointed for a three-year term, provided that the original members shall be appointed for one, two and three-year terms, respectively, and thereafter one term shall expire each year. Members' credentials shall include professional individuals, such as contractors, engineers, architects, appraisers and realtors, when such professionals are available for appointment.

(b) A majority of the members of the Board shall be present in order to conduct hearings. A majority vote constitutes a decision of the Board. (Ord. 446. Passed 5-11-88.)

1460.07 POWERS AND DUTIES OF BOARD.

The Dangerous Buildings Board shall take testimony of the Director of Inspections, the owner of the property involved and any interested party. The Board shall render its decision by either closing the proceedings or ordering the building to be demolished or otherwise made safe. (Ord. 446. Passed 5-11-88.)

1460.08 ORDERS TO DEMOLISH OR MAKE SAFE.

If it is determined by the Dangerous Buildings Board that a building or structure should be demolished or otherwise made safe, it shall so order, fixing a time, not to exceed ninety days from the date of the order, for compliance therewith. (Ord. 446. Passed 5-11-88.)

1460.09 NONCOMPLIANCE WITH ORDER; REPORTS TO COUNCIL.

If an owner, agent or party in interest fails to appear at a hearing or neglects or refuses to comply with the order provided for in Section 1460.08, the Dangerous Buildings Board shall file a report of its findings and a copy of its order with Council and request that the necessary action be taken to demolish or otherwise make safe the building or structure. A copy of the findings and order of the Board shall be served on each owner or party in interest in the manner prescribed in this chapter. (Ord. 446. Passed 5-11-88.)

1460.10 HEARINGS BY COUNCIL.

Council shall, upon receipt of the order and findings of the Dangerous Buildings Board, fix a date for a hearing to review the findings and order of the Board, and shall give notice of the time and place of such hearing to each owner or party in interest in the manner prescribed in this chapter. At the hearing, each owner or party in interest shall be given the opportunity to show cause why the building should not be demolished or

otherwise made safe. Council shall either approve, disapprove or modify the order for the demolition or making safe of the building or structure and shall direct the Director of Public Services to comply with the order as approved or modified forthwith after twenty days after such hearing. (Ord. 446. Passed 5-11-88.)

1460.11 COSTS OF DEMOLITION OR MAKING SAFE; LIENS.

(a) The cost of demolishing a building or making a building safe shall be a lien against the real property and shall be reported to the assessing officer of the City, who shall assess the cost against the property on which the building or structure is located in accordance with these Codified Ordinances and the City Charter.

(b) Each owner or party in interest in whose name the property appears upon the last local tax assessment records shall be notified of the amount of such cost by first-class mail at the address shown on the records. If such amount is not paid within thirty days after such mailing, the assessing officer shall add the same to the next tax roll of the City and the same shall be collected in the same manner as provided by law for the collection of taxes by the City. (Ord. 446. Passed 5-11-88.)

1460.12 REMOVAL AND STORAGE OF BUILDING CONTENTS.

(a) If Council orders that a building be demolished, the Director of Public Services shall determine the date for demolition and shall notify each owner or party in interest thereof in the manner set forth in this chapter. Such notice shall request that the owner or party in interest remove any contents of the building which are of value to him or her.

(b) If, on the date set for demolition, the contents remain in the building, which contents, in the opinion of the Director, are of more than nominal value, then the Director shall cause such contents to be removed from the building and stored for not more than thirty days. The owner or party in interest shall be notified that during the period of storage the contents may be claimed upon payment of a reasonable storage fee. Upon expiration of the storage period, the contents shall be considered to be abandoned and may be disposed of by the usual method of disposal of abandoned property. The demolition charges to the owner or party in interest shall then be reduced by any amount the City receives for the sale of the abandoned property which is in excess of the City's expenses for the removal and storage of the same. (Ord. 446. Passed 5-11-88.)

1460.13 APPEALS.

Any owner or party in interest of a building or structure who is aggrieved by any final decision or order of Council may appeal the decision or order to the circuit court within twenty days from the date of the decision. (Ord. 446. Passed 5-11-88.)

1460.14 EMERGENCY REPAIRS.

Nothing in this chapter shall prohibit the Building Department from summarily making safe any condition which, in the judgment of the Director of Inspections, poses such an imminent hazard and threat to personal safety that abatement must occur before the time limits specified in this chapter. (Ord. 446. Passed 5-11-88.)

1460.15 VIOLATIONS.

No owner or other party in interest in any dangerous building or structure shall fail to comply with any final decision or order of Council under this chapter. Whoever violates this section shall be punished as provided in Section 1460.99, in addition to all equitable remedies provided in this chapter. (Ord. 446. Passed 5-11-88.)

1460.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
NORMA J. WURLINGER
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI
Council President

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

Memorandum

To: Honorable City Council Members

From: John J. Zech, City Administrator

Re: Demolition Order; 11699 Mulberry

Date: September 27, 2016

As previously discussed during this evening's public hearing, the property owner of the above referenced address has not taken the steps to remedy the house in accordance with the order of the Dangerous Building Board. Therefore, the Administration is respectfully requesting the City Council adopt a resolution concurring with the recommendation of the Dangerous Building Board and order the demolition of the structure in accordance with Chapter 1460 of the City of Southgate Codified Ordinances. Please do not hesitate to contact me with any questions you may have.

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
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CHRISTOPHER P. ROLLET

Memorandum

To: Honorable City Council Members

From: John J. Zech, City Administrator

Re: Demolition Order, 16832 Helen

Date: September 27, 2016

As previously discussed during this evening's public hearing, the property owner of the above referenced address has not taken the steps to remedy the house in accordance with the order of the Dangerous Building Board. Therefore, the Administration is respectfully requesting the City Council adopt a resolution concurring with the recommendation of the Dangerous Building Board and order the demolition of the structure in accordance with Chapter 1460 of the City of Southgate Codified Ordinances. Please do not hesitate to contact me with any questions you may have.

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CHRISTOPHER P. ROLLET

Memorandum

To: Honorable City Council Members

From: John J. Zech, City Administrator

Re: Resolution to Approve the Binding Letter of Agreement with Mr. Brett Selby

Date: September 28, 2016

As regulated by Section 64 of the Southgate City Charter, Mayor Kuspa will be appointing Mr. Brett Selby to the position of Police Chief for the City of Southgate. Currently serving as a Patrol Lieutenant, Mr. Selby is an accomplished professional with 21 years of service to the City of Southgate. Mr. Selby will immediately assume the duties and responsibilities of the position upon the promotion of Police Chief Jeffrey Smith on October 9, 2016.

The Administration is respectfully recommending the approval of the Binding Letter of Agreement with Mr. Brett Selby.

Please feel free to contact me with any questions and/or comments.

BINDING LETTER OF AGREEMENT

THIS LETTER OF UNDERSTANDING is made and entered into this ___ day of October, 2016 by and between **BRETT SELBY**, Police Chief, Southgate Police Department (Chief Selby) and the **CITY OF SOUTHGATE**, a Michigan municipal corporation, located at 14400 Dix-Toledo Road, Southgate, Michigan 48195 (City), and shall become effective between the parties upon execution. This agreement memorializes the terms and conditions applicable to Chief Selby. This agreement memorializes the terms and conditions applicable to Chief Selby effective and continuous from his date of appointment as Chief on October 9, 2016.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties intending to be legally bound, do hereby represent, warrant, covenant and agree as follows:

The Police Chief shall be entitled to the following benefits:

1. Beginning salary of \$92, 150.98 effective 10/09/2016, with annual adjustments in base compensation on July 1st of each year starting 7/1/2017, which may reflect those received by the bargaining unit of employees over which the Chief shall have supervision.
2. Considerations, at the discretion of the City Administration, for additional annual adjustments in salary, which when aggregated with number 1 above would be within the range of improvement authorized by City Council for other Department Heads.
3. ALL "allowances" and base wage enhancements, currently being received as of 7/1/2016 including annual "On Call Pay" and "Expense" allowances subject to adjustment if the members the Chief supervises have changes.
4. Except as to number 5 below, ALL other benefits, commonly called "fringe benefits", not less than currently being received as of 7/1/2016, except that all health insurance, including the drug card, will mirror the Command Officers in the Bargaining Unit which the Chief supervises. Fringe benefits may be adjusted if the members the Chief supervises have changes.
5. Executive Latitude Time: shall be provided (at a rate of 8 hours per month on the first of each month) in lieu of compensatory time or overtime. The balance shall reset to zero every July 1st and January 1st. There will be no reimbursement for unused hours.
6. Accumulation of earned vacation days shall not exceed Current Year Plus one year, as of December 31 each year; days accumulated in excess shall be forfeited and not paid.
7. The multiplier will be set at 2.69% for first 25 years and 1% thereafter. FAC will be not less than currently being received as of 7/1/2016. There shall be a hard cap of \$80,000.00 after annuity withdrawal. The employee's contribution shall be 10%.
8. Hours of Employment: The normal work schedule shall be Monday through Friday, five (5) eight (8) hour days for a total of forty (40) hours each week. All days shall be eight (8) straight hours and not a split shift.
9. Vacation & Leave Time Requests (including executive latitude and personal business time): Subject to the approval of the Mayor.
10. A City vehicle shall be made available for City related business and may be taken home at night as long as you reside in the City of Southgate.

11. Discipline: In recognition of the fact that the Chief's position must be filled in accordance with Public Act 78, all disciplinary matters regarding the Chief, shall be entitled to the due process provisions and rights articulated in Public Act 78 (Police and Fire Civil Service Act) and the Police Rules and Regulations. The Chief shall have the right to appeal any disciplinary action either directly to the Police and Fire Civil Service Commission or utilize the Binding Arbitration right that is contained in the labor contracts of the bargaining units of employees over which the Chief shall have supervision. The choice of forum will be at the Chief's discretion.
12. If a dispute arises concerning this Agreement or Employee's employment with the Employer in any way, shape or form including, but not limited to, any and all statutory, administrative, discrimination, contract, or any other potential, judicial or other claims, such dispute can be resolved only through binding arbitration pursuant to the terms of this arbitration provision, with the exception of discipline as outlined in Section 11. Within one hundred eighty (180) days of the event or occurrence which gives rise to the dispute, either Employee or the Employer may file a demand for arbitration with the Federal Consultation and Mediation Services ("FCMS"). Such arbitration shall be conducted in accordance with FCMS's commercial arbitration rules (except as modified herein). Such arbitration shall be heard by a single Michigan arbitrator. The determination of the arbitrator shall be binding upon both the Employer and Employee. All expenses, costs, administrative filing fees and arbitrator's fees shall be shared equally by the Employer and Employee. The parties further agree that they will comply with the terms of this arbitration provision and any award rendered by the arbitrator, and that a judgment of a court having jurisdiction may be entered upon the award as long as the arbitrator does not exceed their authority or jurisdiction. This arbitration agreement specifically includes, but is not limited to, statutory claims of employment discrimination.
13. Liability Insurance: Shall be provided to cover all lawsuits arising from conduct undertaken within the scope of employment.

This Agreement constitutes the entire understanding of the parties and supersedes any prior agreements, oral understandings, resolutions or statements of intent. This agreement may not be changed, modified or altered in any manner except as mutually agreed to by the parties in writing. In the event that negotiations extend beyond the said expiration date of this Agreement, the terms and provisions of this Agreement shall remain in full force and effect pending agreement upon a new Contract.

This Agreement shall be governed by the laws of the State of Michigan.

IN WITNESS WHEREOF, the parties have executed this agreement by their duly authorized representatives this day of October __, 2016.

CITY OF SOUTHGATE, MICHIGAN
A Municipal Corporation

WITNESS

Joseph Kuspa
Mayor

By: _____
Joseph G. Kuspa, Mayor

Witness

Brett Selby
Police Chief

WITNESS

By: _____
Brett Selby, Police Chief

Witness