



City of Madison
Meeting Minutes - Final
LANDLORD AND TENANT ISSUES
SUBCOMMITTEE

City of Madison
Madison, WI 53703
www.cityofmadison.com

Thursday, July 19, 2007

4:30 PM

Room LL-130 Madison Municipal Building
215 Martin Luther King Jr. Blvd.

1. CALL TO ORDER

The meeting was called to order at 4:36 p.m. by Chair Ejercito.

2. ROLL CALL

Present: Eli Judge, Curtis V. Brink, Philip P. Ejercito and Rose M. LeTourneau

Absent: Detria D. Hassel

Excused: Brenda K. Konkell and David R. Sparer

3. APPROVAL OF MINUTES

Judge moved approval of the minutes, second by LeTourneau with unanimous approval.

4. PUBLIC COMMENT

No appearances.

5. NEW BUSINESS ITEMS

06834

Amending Sec. 27.03(2) to define mail receptacles and creating Sec. 27.05(2) (aa) of the Madison General Ordinances to create a requirement that all owners of rental dwelling units provide and maintain mail receptacles for the rental dwelling units.

Judge moved recommendation to approve, second by LeTourneau. Brink would like to see the person who is destructing the property to be fined. Judge suggested the phrase "The destruction of mailboxes shall follow Federal regulations". Nancy Jensen noted that leases say that violation of local ordinances, statutes or laws are breach of a lease. If this is added, it would be a breach of lease to be damaging mailboxes or properties just by that language. Title 18 US State's Code Section 1705 makes it illegal to vandalize mailboxes. It was suggested that this be put in the ordinance. LeTourneau asked about graffiti on mailboxes, are there fines for this? Judge asked if this may already fall under the laws for destruction of property in general? Jensen would like to see graffiti added to penalties for damage to property. The subcommittee would like to seek clarification as to what is already on the City books for destruction of property from the City Attorney for the full Housing Committee. This was taken as a friendly amendment and approved unanimously.

Return to Lead with the Recommendation for Approval to the HOUSING COMMITTEE

- Nuisance Ordinance Update - Judge noted that this has fallen off the table as of recent but is still making it's way through revisions with Ald. Bruer. This should be coming back to an Alder retreat for discussion and possibly back to the Common

Council at that time. A hold-up is with any property within 250' of the nuisance activity occurrence would fall under this ordinance. Also with a 4-unit building being treated the same as a 100-unit building with the number of nuisance complaints. Taverns were considered liable but was stricken from another proposal. LeTourneau has heard comments that landlords would like notice before it becomes a nuisance (after the second Police action on the property) before another action so they can preempt something happening. This will be kept on future agendas.

6. OLD BUSINESS

*- Destruction of Property Problem - Nancy Jensen
Jensen would like to know what property Hassel referred to in the last minutes regarding the burning of wood chips, partying in the halls, graffiti in the halls. This situation is unique. She would like to know who the property owner is and is this already in the Building Inspection list for issues for codes. This is bad tenant behavior where tenant education would be necessary. The Community Action Coalition has a 8-week program called Planning for Prosperity and the program also runs through the UW Extension called Bridges. This is tenant education not just policies and behaviors. It is geared to families. Michelle Ehlrod runs the program and she goes right out to the site. Jensen suggested Michelle Ehlrod come to a L/T meeting and describe what she does and maybe connect with Detria Hassel about where this specific property is. As to what the Association could do, they taught a class called Options to Avoid Evictions. It is very worthwhile to get tenants and landlords into mediation but it is very hard to get into because dollars have been trimmed for this. Possibly there could be an ordinance amendment that a 5-day notice for behavior comes with a notice of mediation or attending these classes. The second 5-day notice for a behavior issue would come with a tenant education class being mandatory. This would be a proactive way before the tenant would get themselves into non-renewal evictions. Jensen suggested that the subcommittee ask landlords to come into meet with the subcommittee when there are problems. Judge noted that the subcommittee could probably issue a summons but it is not legally binding. LeTourneau stated she feels that the subcommittee is not a mediator and not in a position to mediate. This is social work and the members are not qualified for it.*

Ejercito will contact Michelle Ehlrod to come to the full Housing Committee to give information on the tenant education classes.

7. ADJOURNMENT

Upon motion by Judge, second by Brink the meeting was adjourned at 5:25 p.m.