

**BUILDING AND STANDARDS COMMISSION**  
**December 13, 2010**

**MEMBERS PRESENT:**

Kent Paluga  
William Culhane  
David Field  
Douglas Stockford  
Nye Gorelangton  
Randall Wilder

**STAFF PRESENT:**

Mike Morrissey, Code Compliance Supervisor  
J'ainene Lowing, Administrative Assistant  
Lori Dees, Environmental Health Manager  
Guy Giersch, Historic Preservation Officer  
Marcus Ramos, Building Inspector

The meeting was called to order at 4:00 p.m. by Kent Paluga who explained the purpose and authority of the Building and Standards Commission.

First on the Agenda was the Oath of Office administered by Sandy Hart, City Secretary.

Second on the Agenda was the election of Chairperson and Vice-Chairperson. Nye Gorelangton moved to nominate William Culhane as Chairperson. Second was made by Randall Wilder. Motion carried unanimously. William Culhane moved to nominate Kent Paluga as Vice-Chairperson. Second was made by Nye Gorelangton. Motion carried unanimously.

Third on the Agenda was the reading and approval of the minutes from the September 13, 2010 meeting. Randall Wilder moved to approve the minutes. Second was made by Kent Paluga. Motion carried unanimously.

Fourth on the Agenda was Item #10-025, 1409 Pearson Avenue. Staff presentation was made by Mike Morrissey. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

William Attmore, a representative for Citimortgage, spoke regarding the property. Mr. Attmore stated that the plans are to repair the structure.

Kent Paluga moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by David Field. Motion carried unanimously.

Fifth on the Agenda was Item #10-026, 512 South Chestnut Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Victor Rodriguez. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Victor Rodriguez spoke regarding the property. Mr. Rodriguez stated that the plan is to repair the structure and will be able to complete within 90 days.

Randall Wilder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by David Field. Motion carried unanimously.

Sixth on the Agenda was Item #10-027, 811 South McDonald Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Simon Sereno. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Simon Sereno spoke regarding this property. Mr. Sereno stated that he planned to repair the structure and could complete within the 90 days.

Kent Paluga moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Doug Stockford. Motion carried unanimously.

Seventh on the Agenda was Item #10-028, 806 North Throckmorton Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Willie Wattle. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

David Field moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Nye Gorelanton. Motion carried unanimously.

Eight on the Agenda was Item #10-029, 905 South Kentucky Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Robert & Shannon Meyer. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

William Attmore on behalf of Bank of America asked to confirm that the owners had obtained a permit on the property.

Nye Gorelangton moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Randall Wilder. Motion carried unanimously.

Ninth on the Agenda was Item #10-030, 801 North Tennessee Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is David Anderson. Staff recommendation for the property is the owner of the property must obtain a building permit within 60 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

David Anderson spoke regarding this property. Mr. Anderson stated that he plans to rebuild the structure.

Lori Dees spoke regarding the site plan for this particular property. Ms. Dees stated that the Board needs understand that the other structure located on the site is part of the entire parcel.

David Field moved that the owner of the property must obtain a proper building permit within 60 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Move that the chain link fence that encroaches the public sidewalk be removed within two days. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Kent Paluga moved to amend the Order to include all structures located at 801 North Tennessee Street including the structure with the physical address of 807 North Tennessee Street. Second was made by Randall Wilder. Nye Gorelangton voted against.

Tenth on the Agenda was Item #10-031, 707 North Tennessee Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Triquest, LLC. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Earl Jefferson spoke regarding this property. Mr. Jefferson stated that the owner plans to repair the structure.

Randall Wilder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by David Field. Motion carried unanimously.

Eleventh on the Agenda was Item #10-032, 1204 West Josephine Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Federal National Mortgage Association or Fannie Mae. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Kent Paluga moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Doug Stockford. Motion carried unanimously.

Eleventh on the Agenda was Item #10-033, 1706 North College Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Susie Thompson. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Tommy Thompson spoke regarding this property. Mr. Thompson explained that he is the last living relative and would like to bring the house up to Code.

Doug Stockford moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by David Field. Motion carried unanimously.

Twelfth on the Agenda was Item #10-034, 1422 Anthony Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is E R & Bille-Le Lewis & Judy A Smith. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Forrest Smith spoke regarding this property. Mr. Smith stated that the plan is to demolish the property.

David Field moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 90 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Doug Stockford. Motion carried unanimously.

Thirteenth on the Agenda was Item #10-035, 1510 Anthony Street. Staff presentation was made by Mike Morrisey. Mr. Morrisey informed the Commission that the owner of the property is Mariano Soliz. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Doug Stockford moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with the proper drainage within 30 days of the Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Kent Paluga moved to amend the Order to include all structures on the property. Second was made by Randall Wilder. Motion carried unanimously.

Fourteenth on the Agenda was Item #10-036, 506 North Church Street. Staff presentation was made by Guy Giersch. Mr. Giersch stated that staff is recommending final approval of a 50% tax exemption for this property under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption program.

David Field moved that the structure located at 506 North Church Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Kent Paluga. Motion carried unanimously.

Kent Paluga moved to adjourn the meeting. Second was made by David Field. The meeting was adjourned at 5:52 p.m.

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William Culhane  
Board Member