

BUILDING AND STANDARDS COMMISSION
October 12, 2009

MEMBERS PRESENT:

Arnulfo Alvarado
William Culhane
Peggy Ellis
Pete Samsury
Kent Paluga
Randall Wilder
Nye Gorelangton

STAFF PRESENT:

Mike Morrissey, Code Compliance Supervisor
J'ainene Lowing, Administrative Assistant
Todd Sukup, Building Inspector
Guy Giersch, Historic Preservation Officer

The meeting was called to order at 4:06 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 reading and approval of the minutes from the March 9, 2009 meeting. Pete Samsury moved to approve the minutes. Second was made by Arnulfo Alvarado. Motion carried unanimously.

Third on the Agenda was the election of Chairperson and Vice-Chairperson. Arnulfo Alvarado moved to nominate Kent Paluga as Chairperson. Second was made by Pete Samsury. Motion carried unanimously. Peggy Ellis moved to nominate Pete Samsury as Vice-Chairperson. Second was made by Randal Wilder. Motion carried unanimously.

Fourth on the Agenda was Item #09-014, 304 South Waddill 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.

Peggy Ellis moved that the structure located at 304 South Waddill Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by William Culhane. Motion carried unanimously.

Fifth on the Agenda was Item #09-015, 213 Christian 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.

Pete Samsury moved that the structure located at 213 Christian Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Peggy Ellis. Motion carried unanimously.

Sixth on the Agenda was Item #09-016, 404 South College Street. Staff presentation was made by Guy Giersch. Mr. Giersch stated that staff is recommending final approval of a 30% tax exemption for this property under Level 3 of the Historic Neighborhood Improvement Zone Tax Exemption program.

William Culhane moved that the structure located at 404 South College Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Peggy Ellis. Motion carried unanimously.

Seventh on the Agenda was Item #09-017, 514 West Hunt 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.

Randall Wilder moved that the structure located at 514 West Hunt Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Peggy Ellis. Motion carried unanimously.

Eighth on the Agenda was Item #09-018, 707 West Hunt Street. Staff presentation was made by Guy Giersch. Mr. Giersch stated that staff is recommending final approval of a 30% tax exemption for this property under Level 3 of the Historic Neighborhood Improvement Zone Tax Exemption program.

Peggy Ellis moved that the structure located at 707 West Hunt Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by William Culhane. Motion carried unanimously.

Ninth on the Agenda was Item #09-019, 209 Franklin Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Julia Ochoa. Staff recommendation for the property is the owner of the property must obtain a building permit within thirty (30) days and have the work completed and inspected within ninety (90) days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within thirty (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.

Pete Samsury moved that the owner of the property must obtain a proper building permit within thirty (30) days and have the work inspected and completed within ninety (90) days or obtain a demolition permit and have the lot cleared and graded within thirty (30) days. If construction is not complete within ninety (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. Order that all utilities, including gas, electric, and water be disconnected and removed. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish, clean and grade the lot and establish a lien on the property. Second was made by Arnulfo Alvarado. Motion carried unanimously.

Pete Samsury moved to adjourn the meeting. Second was made by William Culhane. The meeting was adjourned at 4:40 p.m.

Kent Paluga, Chairperson