

**CITY OF LAKE CITY
MINUTES
CODE ENFORCEMENT BOARD
JANUARY 14, 2010**

Invocation was given by Mr. George followed by the Pledge of Allegiance. Secretary Debbie Adams performed the roll call of members.

1) Roll Call: The roll was called as follows:

Ms. Jones	- absent	Ms. Allum	- present
Mr. George	- present	Ms. Dixon	- excused absence
Mr. Adel	- present	Mr. Robedeau	- present
Mr. Hemes	- present		

Also present were Mr. Norris, Board Attorney, Sandra Caslow, and Mike Renfroe, Code Enforcement Officers and Troy Crews, Chief Building Inspector.

- 2) Review and approve the minutes of the December 10, 2009 meeting. Mr. Adel noted the date error of December 14, 2009 on the agenda. Mr. Robedeau made the motion to approve the minutes as written. Ms. Allum seconded the motion. Minutes of the December 10, 2009 meeting were approved unanimously.
- 3) OATH: Ms. Adams placed Ms. Caslow and Mr. Crews, Code Enforcement Officers, under Oath.
- 4) OLD BUSINESS: NONE
- 5) NEW BUSINESS:

A. CEO / Building Inspector Troy Crews, Case # 09-52400286, Arthur L. Pate, Jr., 354 NE Simms Dr., Lake City, FL, violation of Ordinance 2007-1112 Section 22-191 Property Maintenance Sec. 108.1.1, 108.1.3, 302.1, 302.4, 302.7, 304.1, 304.2, 304.4, 304.6, 304.7, 304.15, 307.1, 505.1, 604.1.

DETAILS:

Property appraiser's sheet showing ownership was submitted for the record.

Slide show presented.

October 6, 2009 - Initial inspection of property was done. Multiple violations were noted.

October 9, 2009 - made contact with Mr. Pate and gave a verbal warning regarding condition of the property.

October 20, 2009 - received O&E report back.

October 20, 2009 - warning notice was hand delivered to Mr. Pate at 9:59 AM. Notice allowed thirty calendar days from receipt of notice to bring property into compliance.

November 30, 2009 - Notice of Violation and Notice of Hearing was mailed return receipt requested to Mr. Pate and all tax certificate holders.

November 30, 2009 - NOV and NOH was posted at City Hall and on the property.

Copies of all reports, correspondence and mail receipt cards were submitted for the record.

January 14, 2010 – property re-inspected for compliance. No change in condition.

Recommended action:

- Find property in violation of Ordinance 2007-1112, Section 22-191 Public nuisance, 22-175, Sub Sec. 108.1.1, 108.1.3, 302.1, 302.4, 302.7, 304.1, 304.2, 304.4, 304.6, 304.7, 304.15, 307.1, 505.1, 604.1
- Assess a fine of \$ 250.00 per day beginning 1-15-10 until property is in compliance.

Mr. George asked if a fine would still be assessed if the owner started tearing down the house on the 15th. CEO Caslow advised that if the Board ordered according to Mr. Crews' recommendation that the fine would still be assessed until the property is in compliance, which means that all debris is removed. Mr. George then inquired as to the owner's first notification of this request for compliance. Mr. Crews advised that verbal discussion was made with Mr. Pate last October regarding the need for the structure to be demolished and nothing has been done.

Mr. George made a motion to find Mr. Pate in violation of Ordinance 2007-1112, Section 22-191 Public nuisance, 22-175, Sub Sec. 108.1.1, 108.1.3, 302.1, 302.4, 302.7, 304.1, 304.2, 304.4, 304.6, 304.7, 304.15, 307.1, 505.1, 604.1 and apply recommended action of a fine of \$250 per day beginning 1-15-2010. Mr. Hemes seconded the motion. A roll call vote was taken and motion was carried unanimously.

6) WORKSHOP QUESTIONS:

CEO Caslow requested that Ms. Jones position be declared vacant due to her relocation out of state and that steps be taken to fill this vacancy.

A motion was made by Mr. Robedeau to accept Ms. Caslow's recommendation, seconded by Mr. Hemes. A roll call vote was taken and carried unanimously.

CEO Caslow gave a numbers overview of cases received and handled by Code Enforcement Officer's as requested at the last meeting by Mr. Hemes.

CEO Caslow also asked the Board to give some thought to changing the start time of the meetings to 5:30, asking them to look at their schedules before the next meeting so this can be addressed.

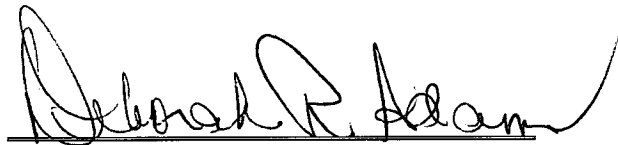
Ms. Allum inquired as to why contractors, who are licensed and aware of their requirements for permitting, are only assessed \$150 for a violation, as opposed to home / property owners being assessed a fine of \$250 / day. Mr. Norris responded to this question stating that a permitting violation is merely an administrative error on the part of a contractor for not completing required paperwork prior to doing a job. A code violation, on the other hand involves an ongoing violation that is not being addressed by the home or property owner. He explained that they are two separate issues.

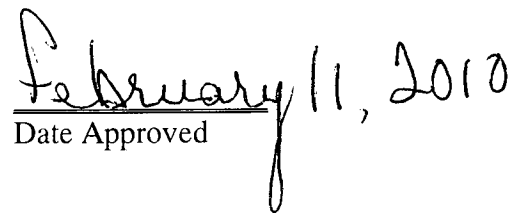
Mr. George asked how long it would be before Mr. Pate's structure would be torn down. CEO Caslow explained the process to be followed before demolition occurs – 3 months from the date the order is filed, the request to foreclose on the property will be forwarded to the City Attorney to begin that process.

(See Minutes of Contractor's Board of Examiner's and Appeals dated October 8, 2009)

7) ADJOURNMENT: Mr. Robedeau made a motion to adjourn, seconded by Mr. Hemes. All in favor.

All matters having been handled, the meeting adjourned on a motion made and duly seconded.


Code Enforcement Board Secretary


Date Approved

Minutes were typed by Debbie Adams.