

**CITY OF LAKE CITY
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 11, 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:

Mr. Adel	- present	Mr. George	- present
Mr. Hemes	- excused absence	Ms. Nettles	-
Ms. Allum	- present	Mr. Norris	- present
Mr. Robedeau	- 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 January 14, 2010 meeting. Mr. Robedeau made the motion to approve the minutes as written. Ms. Allum seconded the motion. Minutes of the January 14, 2010 meeting were approved unanimously.
- 3) OATH: Ms. Adams placed Ms. Caslow, Mr. Renfroe and Mr. Crews, Code Enforcement Officers, under Oath.
- 4) OLD BUSINESS: CEO Caslow advised the Board that Item C, Case # 09-52400353, Cleopatra J. Steele Ministries, is being withdrawn as a result of due process not being completed.
- 5) NEW BUSINESS:
 - A. CEO / Building Inspector Troy Crews, Case # 09-52400197, Minnie Niblack, 508 NE Washington St., Lake City, FL, violation of Ordinance 2007-1112 Section 22-191 Public Nuisance, 22-175 (International Property Maintenance Code) Sec. 301.3, 302.1, 302.4, 304.1, 304.11, 304.13, 304.14, 304.15, 304.18, 304.2, 304.4, 304.5, 304.6, 304.7

DETAILS:

Property Appraiser's print sheet showing ownership submitted for the record.

Slide show of violations presented to the Board. Mr. Crews recommended that a demo was necessary for public safety.

August 14, 2009 - initial inspection of property. Multiple violations noted.

September 3, 2009 - received O&E report.

December 7, 2009 - Notice of Violation and Notice of Hearing mailed to all tax certificate holders. Notice allowed 45 days for compliance.

December 7, 2009 - Notice of Violation and Notice of Hearing posted on property and at City Hall. All reports, notices and return receipt cards submitted for the record.

February 11, 2010 - re inspected property. Inspection showed property still not in compliance.

Recommended action –

* Find property in violation of Ordinance 2007-1112, Section 22-191 Public nuisance, 22-175, Sub Sec.301.3, 302.1, 302.4, 304.1, 304.11, 304.13, 304.14, 304.15, 304.18, 304.2, 304.4, 304.5, 304.6, 304.7.

* Assess a fine of \$ 250.00 per day beginning 2-12-10 until property is in compliance.

Mr. George posed the question to Mr. Crews and Mr. Norris regarding the possibility that the owner is unaware of the violations due to being in a nursing home. He was advised by both Ms. Caslow and Mr. Norris that regardless of that possible situation, due process has been served, the owner is still responsible for the property and the case can be heard and decided on.

Mr. Robedeau made a motion to find Ms. Niblack in violation of Ordinance 2007-1112 Section 22-191 Public Nuisance, 22-175 (International Property Maintenance Code) Sec. 301.3, 302.1, 302.4, 304.1, 304.11, 304.13, 304.14, 304.15, 304.18, 304.2, 304.4, 304.5, 304.6, 304.7 and apply the recommended action of a fine of \$250 per day beginning February 12, 2010 until property is brought into compliance. Ms. Allum seconded the motion. A roll call vote was taken and motion was carried unanimously.

B. CEO Mike Renfroe, Case # 09-52400330, Lisa M. Wallace, 642 NE Saint Clair St., Lake City, FL, violation of Ordinance 2007-1112 Section 22-191 Public Nuisance, 22-175 (International Property Maintenance Code) Sec. 108.1, 301.3, 302.4, 304.1, 304.2, 304.4, 304.6, 304.7, 304.15, 305.3 and 604.1.

November 10, 2009 – Initial Inspection of property conducted and multiple violations were found.

Slide show of property presented to the Board.

November 10, 2009 – Notice of Violation sent Certified Mail, return receipt requested.

November 19, 2009 – Received certified mail receipt back signed by P. Wallace.

November 19, 2009 – Notices mailed to each tax certificate holder.

December 10, 2009 – Received Ownership & Encumbrance Report.

January 27, 2010 – Notice of Hearing mailed to Respondent, certified mail, return receipt requested, first class, posted on property and at City Hall.

Copies of all the above documents were submitted for the record along with the Property Appraiser's sheet showing ownership.

February 11, 2010 – Re-inspected structure - still not in compliance.

Recommended action:

* Find property in violation of Ordinance 2007-1112 Section 22-191 Public Nuisance, 22-175 (International Property Maintenance Code) Sec.108.1, 301.3, 302.4, 304.1, 304.2, 304.4, 304.6, 304.7, 304.15, 305.3 and 604.1.

* Assess a fine of \$ 250.00 per day beginning 2-12-10 until property is in compliance.

Mr. George asked if this structure had been abandoned due to storm damage. It was clarified that the cause of the condition of the property is irrelevant. The owner has failed to maintain property in compliance with codes.

Mr. George made a motion to find Ms. Wallace in violation of Ordinance 2007-1112 Section 22-191 Public Nuisance, 22-175 (International Property Maintenance Code) Sec. 301.3, 302.1, 302.4, 304.1, 304.11, 304.13, 304.14, 304.15, 304.18, 304.2, 304.4, 304.5, 304.6, 304.7 and apply the recommended action of a fine of \$250 per day beginning February 12, 2010 until property is brought into compliance. Mr. Robedeau seconded the motion. A roll call vote was taken and motion was carried unanimously.

6) WORKSHOP QUESTIONS:

Ms. Caslow advised the Board that Ms. Dixon had resigned from the Board, leaving two (2) positions vacant and that she was in process of advertising to fill those positions.

It was agreed to by the Board members to delay the decision to change the start time of the meetings to 5:30 pm until the vacant Board positions were filled.

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

7) ADJOURNMENT: A motion was made to adjourn, and seconded. All in favor.

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

Debbie R. Adams
Code Enforcement Board Secretary

March 11, 2010
Date Approved

Minutes were typed by Debbie Adams.