

**CITY OF LAKE CITY
MINUTES
CODE ENFORCEMENT BOARD
DECEMBER 10, 2009**

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	- present
Mr. Adel	- present	Mr. Robedeau	- present
Mr. Hemes	- present		

Also present were Mr. Ed Brown, Board Attorney (substituting for Mr. Norris), Sandra Caslow, and Mike Renfroe, Code Enforcement Officers and Troy Crews, Chief Building Inspector.

- 2) Review and approve the minutes of the November 12, 2009 meeting. Mr. George made the motion to approve the minutes as written. Mr. Hemes seconded the motion. Minutes of the November 12, 2009 meeting were approved unanimously.
- 3) OATH: Ms. Adams placed Ms. Caslow and Mr. Renfroe, Code Enforcement Officers, under Oath.
- 4) OLD BUSINESS: NONE
- 5) NEW BUSINESS:
 - A. Code Enforcement Officer Sandra Caslow, Case # 09-52400231, Veronica W. Dixon, vacant lot on NW Magnolia Way., Lake City, FL, violation of Code Section 22-175 (INTERNATIONAL PROPERTY MAINTENANCE CODE), Sec. 301.3, vacant structures and land, pulled from agenda due to being brought into compliance prior to hearing.
 - B. Code Enforcement Officer Mike Renfroe, Case # 09-52400160, George Peterson, 548 NE Fairview St., Lake City, FL, violation of Ordinance 2007-1112, Section 22-175 (INTERNATIONAL PROPERTY MAINTENANCE CODE), Sec. 301.3 , 302.4, 304.10, 304.13, 304.15, 304.6, 304.3, 604.1, and Section 22-191.

DETAILS:

Copies of Property Appraiser's reports showing Mr. George Peterson as owner submitted for the records.

July 16, 2009 – Inspected property for violations of the property maintenance code.

A slide show of the noted violations was presented.

July 21, 2009 - received ownership and encumbrance report. Property owned by George Peterson. No mortgages found, no additional encumbrances. Six tax certificates were sold for this property. Property ownership papers submitted for the record.

October 13, 2009 - Notice of Violation sent to the property owner certified mail, return receipt requested, first class mail, posted on property, posted at City Hall. Copies of Notice sent certified mail to tax certificate holders. Notice ordered demolition of structure and removal of all debris and trash from the property within 45 calendar days from receipt. Copies and mail receipts submitted for the record.

October 16, 2009 - Notice to owner returned undeliverable. Returned mail submitted for the record.

November 23, 2009 - A Notice of Hearing issued to property owner certified mail, return receipt requested, first class mail, posted on property, posted at City Hall. Copies submitted for the record.

December 10, 2009 – property re-inspected for compliance. No change in condition.

Recommended action:

- Find property in violation of Ordinance 2007-1112, Section 22-191, and Section 22-175, International Property Maintenance Code Sections 301.3, 302.4, 304.10, 304.13, 304.15, 304.6, 304.3 and 604.1.
- Assess a fine of \$250.00 per day beginning 12/11/09 and continuing until property is in compliance.

Mr. Hemes inquired as the status of Mr. Peterson being shown as deceased in the previous slide show. CEO Renfroe stated that he had spoken to several members of Mr. Peterson's family who had confirmed that he is deceased, however, no written proof has been able to be located.

Mr. Hemes also questioned Mr. Renfroe as to whether the Board would have to approve extending the time frame for the demolition. Mr. Renfroe explained that the City is now using a new approach to dealing with these properties. The new approach is to let the assessed fines build to a point of equaling or exceeding the property value, at which time the City will then proceed with foreclosure proceedings. Mr. Robedeau wanted clarification as to the length of time that properties may remain in their current conditions. CEO Caslow explained that if the lien has not been paid three (3) months from the date the order is recorded, the City can begin foreclosure proceedings against the property. Mr. Hemes then questioned Mr. Renfroe as to the property being a health hazard and public safety concern. Mr. Renfroe stated the property presented both risks in its' current state.

Mr. George made a motion to find George Peterson in violation of Ordinance 2007-1112, Section 22-175 (INTERNATIONAL PROPERTY MAINTENANCE CODE), Sec. 301.3, 302.4, 304.10, 304.13, 304.15, 304.6, 304.3, 604.1, and Section 22-191 and apply recommended actions. Ms. Allum seconded the motion. A roll call vote was taken and motion was carried unanimously.

C. Code Enforcement Officer Mike Renfroe, Case # 09-52400218, Louise Crosley, 218 NE Railroad St., Lake City, FL, violation of Ordinance 2007-1112, Section 22-175 (INTERNATIONAL PROPERTY MAINTENANCE CODE), Sec.301.3,302.4,304.3,304.4,304.6,304.13,304.15,304.7,307.1,604.1,Public Nuisance Ord.2007-1112,Sec.22-191.

DETAILS:

August 19, 2009 – Inspected property for violations of property maintenance code.

Slide show of noted violations presented.

September 10, 2009 - Ownership & Encumbrance Report. Property owned by Louise Crosley. No mortgages found, no additional encumbrances. O & E reports submitted for the record.

September 17, 2009 - Notice of Violation sent to the property owner, certified mail, return receipt requested, First Class mail. Notices posted on property and at City Hall. Notice ordered demolition of structure and remove all debris and trash from property within 45 calendar days from receipt. Copies of NOV and mail receipts submitted for the record.

September 21, 2009 - Notice of Violation received by owner.

October 5, 2009 – Copies of Notice sent to tax certificate holders by certified mail, return receipt requested. Copies of receipts submitted for the record.

October 30, 2009 - Notice of hearing issued to property owner certified mail, return receipt requested, First Class mail, posted on property, posted at City Hall.

November 2, 2009 – Notice of Hearing received by owner.

December 10, 2009 – Property re-inspected for compliance. No change in condition.

Recommended action:

Find property in violation of Ordinance 2007-1112, Section 22-191, and section 22-175 (International Property Maintenance Code) Sections 301.3, 302.4, 304.1, 304.3, 304.4, 304.6, 304.13, 304.15, 304.7, 307.1, 604.1, Public Nuisance Ordinance 2007-1112, Sec.22-191.

Asses a fine of \$250.00 per day beginning 12/11/2009 and continuing until property is in

compliance.

Mr. Hemes made a motion to find Louise Crosley in violation of Ordinance 2007-1112, Section 22-175 (INTERNATIONAL PROPERTY MAINTENANCE CODE), Sec.301.3, 302.4, 304.3, 304.4, 304.6, 304.13, 304.15, 304.7, 307.1, 604.1, Public Nuisance Ord.2007-1112, Sec.22-191 and apply recommended actions. Mr. George seconded the motion. A roll call vote was taken and motion was carried unanimously.

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

8) WORKSHOP QUESTIONS:

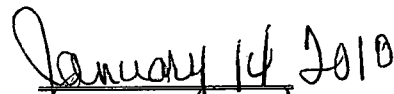
Mr. Robedeau inquired as to whether or not the slides could be consolidated by putting more pictures on one slide. Ms. Caslow responded that the CEOs would attempt to do this in the future.

Mr. Hemes was requesting that a report be prepared for the Board to show more detailed information about the quantity of cases handled by Code Enforcement.

9) ADJOURNMENT: Mr. Robedeau made a motion to adjourn, seconded by Mr. George. 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.