

**CITY OF LAKE CITY  
MINUTES  
CODE ENFORCEMENT BOARD  
APRIL 8, 2010**

Mr. Adel, Board Chairman, opened the meeting by welcoming Ms. Dorci Gruel as a new member of the Board. Ms. Gruel is replacing Ms. Jones, who resigned from the Board.

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	- present	Ms. Gruel	- present
Ms. Allum	- present	Mr. Brown	- present
Mr. Robedeau	- excused absence		

Also present were Mr. Brown, Board Attorney (substituting for Mr. Norris), Sandra Caslow, and Mike Renfroe, Code Enforcement Officers.

2) Review and approve the minutes of the March 11, 2010 meeting. CEO Caslow entered one correction to the minutes - Item 5, top of page 3, motion to assess reduced fine was made by Mr. Robedeau. At this time CEO Caslow also added an item to the Contractor's Board - Case #09-52400350. Mr. Hemes made the motion to approve the minutes with the noted changes. Ms. Allum seconded the motion. Minutes of the March 11, 2010 meeting were approved unanimously with changes noted.

3) OATH: Ms. Adams placed Ms. Caslow, Code Enforcement Officer, under Oath.

4) OLD BUSINESS: NONE

5) NEW BUSINESS:

A. CEO Sandra Caslow, Case #09-52400242, Helen G. Cray, 499 NW Dixie Ave., Lake City, FL, violation of City Code 22-175 IPMC, Sub Sections 301.3 Vacant Structures and Land, 302.4 Weeds, and 304.7 Roofs and Drainage.

**DETAILS:**

September 9, 2009 - Ms. Caslow received a complaint about this property being overgrown.

September 10, 2009 - Property was inspected. Structure is vacant, unsecured, and overgrown. Structure sustained damage from a fire. Found to be in violation.

A slide show of the violations on the property was presented to the Board. Ms. Caslow explained violations as they were viewed.

September 16, 2009 – Notice of Violation issued to property owner, certified mail, return receipt requested.

September 23, 2009 – Certified mail returned, unable to forward.

September 30, 2009 – NOV was sent to the owner by first class mail.

November 5, 2009 – Ordered O & E report.

November 16, 2010 – O & E report received, showing a mortgage holder and several tax certificate holders. Notification procedure was redone to include these parties.

January 21, 2010 – Reviewed O & E report and obtained information on tax certificate holders.

January 22, 2010 – NOV sent to Mortgage holder and tax certificate holders, and notice posted on property and at City Hall. The NOV allowed 30 calendar days to bring property into compliance.

February 22, 2010 – Notice of Hearing sent to respondent by certified mail, return receipt requested, first class mail, and posted on property and at City Hall.

Property appraiser's sheet showing ownership and all above referenced items were submitted for the record.

April 8, 2010 – Re-inspected for compliance. Found to still be in violation unsecured.

Recommended action:

- Find in violation of City Code Section 22-175, IPMC Sections 301.3, 302.4, and 304.7.
- Allow additional 30 calendar days for compliance;
- Assess a fine of \$250.00 per day beginning on the 31st day and continuing until property is in compliance.

Mr. George opened up a discussion questioning whether the City would have to incur the liens if the property owner does not comply with the order. Ms. Caslow advised that if the property is foreclosed upon by the City, although she is not a foreclosure attorney, she believes the City would have to satisfy the liens, encumbrances and tax certificates. Mr. Brown, Board Attorney, also added that the mortgages and liens would be a priority to the City's lien so the City would have to satisfy all liens if it wanted to acquire the

property free and clear. He advised the City would have an option to go ahead and demolish the structure, place a lien on the property, wait for the property to be sold, and at that time satisfy any outstanding mortgages and liens. Ms. Allum inquired as to how much it would cost to demolish the structure and Mr. George estimated approximately \$3000. At this time Ms. Caslow reminded the Mr. George that the Board should only be concerned with finding or not finding the property in violation and how to proceed. Ms. Allum stated that in the past the City has chosen to tear the property and then waited for the property to be demolished. Ms. Caslow agreed but also noted that the new direction regarding the new fine and foreclosure procedures were set in place by the new management.

Mr. Hemes inquired as to whether the property poses any safety issues to the public. Ms. Caslow advised it did. Mr. Hemes asked if the City has boarded up property in the past to deal with the safety issues. She advised the City has not done that in the past but she would look into whether or not it that could be done. Ms. Allum stated that boarding up property would not clean up the City but Ms. Caslow stated it would add a safety factor to the property until torn down.

Mr. George made a motion to find the property in violation and order the property to be brought into compliance within 30 calendar days of service of the order and assess a fine of \$250 per day beginning on the 31<sup>st</sup> day. Mr. Hemes seconded the motion. A roll call vote was taken and the motion was carried unanimously.

6) WORKSHOP QUESTIONS:

Mr. Adel announced that the Board is still trying to fill the vacancy created by Ms. Dixon's resignation and an alternate for Mr. Shoemaker's vacancy. Ms. Caslow advised that a letter of inquiry has been received in regard to the regular Board vacancy. A resolution has been sent to Mr. Darby for appointment at the next Council meeting.

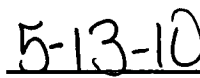
(See Minutes of Contractor's Board of Examiner's and Appeals dated April 8, 2010.)

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

All matters having been handled, the meeting adjourned.



Code Enforcement Board Secretary



Date Approved

Minutes were typed by Debbie Adams.