CALL TO ORDER

Chair Emig called the meeting to order at 4:00 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Richard Emig, Chair, Chuck Kiplinger, Andy Van Lente, Ben Bierlein

Members Absent: Linda Bruckbauer

City Staff: Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Bob McNutt, Building Department & Development Manager; Marcia Jones, City Attorney

NEW BUSINESS

Emily Parfet has given her resignation to the board. Mr. McNutt stated that the City is looking for more candidates to fill the vacant positions.

Mr. Kiplinger has spoken with Linda Servis (former board member) and she stated that she would be interested in coming back to the board but would miss 2 months due to prior commitments. Mr. McNutt will check with the City Attorney to see if that is an option.

APPROVAL OF PREVIOUS MINUTES

Mr. Kiplinger, seconded by Mr. Van Lente moved to approve the minutes of May 16, 2019 as submitted, approved by voice call vote.

APPROVAL OF AGENDA

Mr. Kiplinger seconded by Mr. Van Lente moved to approve the agenda as submitted.

Motion approved by roll call unanimously.

RE-HEARINGS

1012 N Church St
Ms. Maskatiya, the owner, was present to represent this property.
Ms. Maskatiya submitted an estimate of work, but no permits have been pulled yet. No permits are needed for installing windows or moving stuff out of the house. Rehabilitation work has not started yet, they are starting with the window first. She stated that they would work on electrical and plumbing as they can. She also had an estimate for the electrical work. She stated that their priority is to get the house cleaned out and not open to casual entry.

Mr. Iveson would agree on an extension for more time.

Mr. Bierlein stated that they are looking for proof of purchase of materials not just an estimate of the work.

Mr. Emig suggested that she send the receipts to Community Planning & Development and Ms. Maskatiya agreed.

Mr. Iveson enquired if vandalism and litter were still an issue and Ms. Maskatiya stated it was no longer an issue.

Mr. Iveson suggested having an inspection of the inside prior to the August 2019 meeting.

**521 Harding Pl**
Mr. Alexander, the owner, was not present to represent this property.

Mr. Iveson stated that permits have been pulled and the City will monitor this property through the permit system.

**INITIAL HEARINGS**

The following properties are presented to the board for a public hearing:

**609 Elizabeth St**
This property is located in a Residential Single Dwelling District (Use Zone RS-5) in the Northside neighborhood. The 33’x132’ (0.100 acre) property contains a 1,209 sq. ft. 2 story residential building built in 1910. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read the Information Summary into record.

Mr. McNutt spoke regarding this property stating that this property was brought before the board last year. At that time the owner & landlord had said they would work together to get the house torn down, but nothing has been followed through.

Mr. Beirlien asked if the property should be torn down?
Mr. Emig wondered if legal action should be taken against those involved? Mr. McNutt stated that is not the boards job and the City has not taken legal action in the past.

Structural and exterior repairs for the building are estimated to cost approximately – not recommended for repair. Estimated costs for demolition are approximately $12,881. The 2019 SEV is $9,600. According to Assessor records, the Estimated True Cash value of the land alone is approximately $6,540 and that of the entire property $19,276.

There were no comments from the public.
Chair Emig closed the public hearing.

**FINDING OF FACT**

**Mr. Bierlein moved the Finding of Fact as follows:**

1. The Finding of Fact for 609 Elizabeth St shall include all information included in the notice of public hearing dated July 1, 2019 and the summary information.

**Mr. Kiplinger seconded the Finding of Fact.**

Motion approved for the Finding of Fact by voice vote unanimously.

**Mr. Kiplinger moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Lente.**

Motion approved by roll vote unanimously.

**925 Princeton Ave**

This property is located in a Residential Multi Dwelling District (Use Zone RM-36) in the Northside neighborhood. The 33’x132’ (0.100 acre) property contains a 1,125 sq. ft. 2story residential building built in 1905. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. McNutt stated that this property has been written up for a number of years. The boards decision allows City to move forward with demolition or repairs.

Structural and exterior repairs for the building are estimated to cost approximately $36,375. Estimated costs for demolition are approximately $12,125. The 2019 SEV is $11,300. According to Assessor records, the Estimated True Cash value of the land alone is approximately $6,540 and that of the entire property $22,283.

There were no comments from the public.
Chair Emig closed the public hearing.
FINDING OF FACT

Mr. Van Lente moved the Finding of Fact as follows:

1. The Finding of Fact for 925 Princeton Ave shall include all information included in the notice of public hearing dated July 1, 2019 and the summary information.

Mr. Kiplinger seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Kiplinger moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Lente.

Motion approved by roll vote unanimously.

427 Wallace

This property is located in a Residential Single Dwelling District (Use Zone RS-5) in the Eastside neighborhood. The 66’x45’ (0.068 acre) property contains a 691 sq. ft. 1 story residential building built in 1928. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read into record a letter received from Ms. Hayes. The letter stated that she had purchased the house at the tax auction for her nephew and she has no interest in it. The house was destroyed by arson and her nephew perished in the fire.

Mr. McNutt state that the house has been condemned due to fire and is damaged beyond repair. There is no insurance on the property and Ms. Hayes herself is very ill.

Structural and exterior repairs for the building are estimated to cost approximately - not recommended for repair. Estimated costs for demolition are approximately $9,434. The 2019 SFV is $12,500. According to Assessor records, the Estimated True Cash value of the land alone is approximately $5,400 and that of the entire property $24,592.

There were no comments from the public.
Chair Emig closed the public hearing.

FINDING OF FACT

Mr. Kiplinger moved the Finding of Fact as follows:

1. The Finding of Fact for 427 Wallace Ave shall include all information included in the notice of public hearing dated July 1, 2019 and the summary information.
Mr. Beirlein seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Beirlein moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Vente.

Motion approved by roll vote unanimously.

**1406 Fulford St**
This property is located in a Residential Single Dwelling District (Use Zone RS-5) in the Edison neighborhood. The 47’x70’ (0.038 acre) property contains a 910 sq. ft. 1 story residential building built in 1910. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. McNutt stated there was a fire at this property and a condolence letter was sent. Mr. McNutt stated that the owner called and had asked for a timeline on June 1, 2019 but have not heard from them since. Mr. McNutt stated that there is no insurance on this property.

Structural and exterior repairs for the building are estimated to cost approximately – not recommended for repair. Estimated costs for demolition are approximately $10,190. The 2019 SEV is $15,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately $8,020 and that of the entire property $31,281.

There were no comments from the public. Chair Emig closed the public hearing.

**FINDING OF FACT**

Mr Van Lente moved the Finding of Fact as follows:

1. The Finding of Fact for 1406 Fulford St shall include all information included in the notice of public hearing dated July 1, 2019 and the summary information.

Mr. Kiplinger seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Kiplinger moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Beirlein.

Motion approved by roll vote unanimously.
ANNOUNCEMENTS

Mr. Kiplinger moved to accept Emily Parfet’s resignation from the board, seconded by Mr. Beirlein.

Motion approved by roll call vote unanimously.

ADJOURNMENT

Mr. Kiplinger moved to adjourn the meeting and was seconded by Mr. Van Lente.

With a unanimous vote the meeting was adjourned at 5:05pm.

Submitted by: Karleen Steppenwolf Date 9/19/19
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: [Signature] Date 10/14/19
Building Official
Roger Iveson

Approved by: [Signature] Date 9/19/19
BBA Chair
Richard Emig