Mr. Lang, Chairman, called the meeting to order at 1:00. The roll was called with seven members being present.

Mr. Anderson moved to APPROVE the minutes for the November 4, 2015 meeting. Mr. Standerford seconded the motion.

AYES: Andersen, Deane, Hanes, Standerford, Lang

ABSTAIN: Bexten, Reimer

MOTION CARRIED: 5-0-2
At the Property Maintenance Appeals Board meeting held on December 3, 2015, Michael Gryskiewicz appeared before the Board. Roger Carroll, Housing Inspector, and Kevin Denker, Chief Housing Inspector, also appeared before the Board.

Mr. Carroll explained that repairs to the property were to be completed by November 19, 2015. He explained that the applicant was in the process of remodeling the entire apartment complex. Mr. Carroll did not object to giving the applicant more time to complete the necessary repairs.

Mr. Gryskiewicz stated that he was appealing because of what he believed was the constant threat of a criminal citation against him. He explained that remodeling of the 9 units in the north section of the complex began in March 2015 and that he anticipated that they would be completed in January 2016; remodeling of the remaining 9 units on the south side of the building would subsequently begin with an anticipated completion date of May 2016. He felt that it was unnecessary for the City to pressure him about repairing the one apartment when the entire project was due to be completed in the near future. In response to Mr. Lang, the applicant stated that an extension until May 2016 would be sufficient since it would give him time to have all mechanical, drywall, flooring and painting work completed.

In response to Mr. Hanes, Mr. Gryskiewicz stated that he was the general contractor for the project and that his sub-contractors were responsible for obtaining permits for their work. In response to Mr. Reimer, he explained that, after discussing the matter with Jay Davis (Assistant Director – Permits & Inspections) he did not obtain a General Repair permit since many of the repairs were considered to be cosmetic. Mr. Gryskiewicz stated that he was not a licensed general contractor in Omaha. Mike Wilwerding, Chief Building Inspector – Permits & Inspections, explained that a General Contractors license was required if permits were required for the work being performed. The license is not required in the situation where there is an owner-occupied single residence. He added that permits were not required for flooring, countertops, cabinets, walls under 5’9” tall, painting, papering and other similar jobs listed in Section 43-72 of the Omaha Municipal Code.

Mr. Denker explained that the Permits & Inspections division could not arbitrarily extend time to a property owner. After two separate extensions the owner would then need to appear before the Property Maintenance Appeals Board to request more time. He added that the department did not object to extending more time, but would like see a plan of action in place from the owner showing when the work would be completed. Mr. Carroll added that if the applicant completed the work ahead of schedule, the file would then be closed.

There was some discussion about the repair work that was shown in the pictures that had been submitted by the inspector (Exhibit 2, dated 12-3-15).

In response to Mr. Reimer, Mr. Denker explained that if the applicant had obtained a General Repair permit at the start of the project, Code Enforcement would not have taken any action against the property owner since it would have been understood than any repairs would presumably be handled under that permit.
Mr. Hanes felt that the Board should assist the applicant by granting him additional time to complete the necessary repairs.

Mr. Standerford moved to GRANT an extension through the end of May 2016, subject to the applicant providing the City with a timeline of the completion of the work and a list of all subcontractors performing the work. The applicant must provide the timeline and list to the City within 15 days (no later than December 18, 2015). Mr. Hanes seconded the motion.

AYES: Andersen, Bexten, Deane, Hanes, Reimer, Standerford, Lang

MOTION CARRIED: 7-0

DISCUSSION:

Jennifer Taylor, City Law Department, mentioned to the Board that Article 9 - Chapter 43-271 of the Omaha Municipal Code explains the licensing of contractors doing construction work within the city. In addition, Article 9 – Chapter 43-288 discusses work performed by homeowners. She stated that she would also provide for the Board the Rules for the Property Maintenance Appeals Board that had been adopted from the Building Board of Review.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 2:24 p.m.
ADJOURNMENT:

Mr. Hanes moved to ADJOURN. Mr. Andersen seconded the motion.

AYES: Standerford, Andersen, Hanes, Deane, Lang

MOTION CARRIED: 5-0

The meeting was adjourned at 2:09 p.m.