Mr. Lang called the meeting to order at 1:30 p.m. He introduced the new member of the board, Mr. Joseph Dore. The roll was called with seven members being present. He informed the public that a notice of the meeting was published in the Daily Record. Mr. Lang stated that the Nebraska Open Meetings Law was in effect and that a copy was available in the room for review.

Mr. Palu moved to approve the minutes of the February 2, 2017 meeting. Second by Ms. Bexten.

AYES: Bexten, Palu, Standerford, Lang

ABSTAIN: Anderson, Cowman, Dore

MOTION CARRIED: 4-0-3
CASES:

Case No. 17-23
Harry Kingery
12420 Woolworth Avenue
Omaha, NE 68144

LOCATION: 3820 Valley Street

At the Property Maintenance Appeals Board meeting held on March 2, 2017, Harry Kingery appeared before the board. Todd Shearer appeared on behalf of the City.

Mr. Shear stated that the case had originally began September 9, 2015. He explained that about 90% of the repairs had been completed; however, the remaining work had yet to be completed. He submitted photos of the property that had been taken March 1, 2017 (Exhibit 2). The repairs that needed to be completed were for the exterior.

Mr. Kingery submitted a breakdown of the money that had been spent to repair the property. He indicated that he had 3 contractors who were supposed to repair the window to the laundry room but backed out. He wanted to wait until spring to install the window just in case he found that more extensive repairs to the window were needed. He requested 6 – 8 more weeks to install the missing window.

Mr. Shearer responded that the applicant had been ticked in August 2016 and that the repairs could have been done since that time.

In response to Mr. Anderson, Mr. Kingery stated that his painter was scheduled for the beginning of April. There was some discussion about the other exterior repairs that were needed which included the fascia along the gable vent, painting of the gable vent and missing siding and fascia along the west side of the addition to the rear. Mr. Kingery and Mr. Shearer did not agree with the quality of some of the repairs. Mr. Kingery mentioned that he had also submitted a copy of the final window inspection that had been approved by the building inspector.

Mr. Andersen moved to DENY. Mr. Palu seconded the motion.

AYES: Andersen, Bexten, Cowman, Dore, Palu, Standerford, Lang

MOTION CARRIED: 7-0
At the Property Maintenance Appeals Board meeting held on March 2, 2017, Ed Thiele appeared before the board. Steve Anderson, Housing Inspector, appeared on behalf of the City.

Mr. Anderson stated that the case was opened in November 2015 due to numerous interior and exterior violations. The applicant acquired the property and was sent a New Owner letter in January. The applicant indicated that, due to funding, renovation on the property could not begin until 2018.

Mr. Thiele stated that his agency would fully rehab the property and install new plumbing, HVAC, wiring, siding and roofing. If a new retaining wall was needed it would be constructed along with a new driveway and sidewalks. The renovation was scheduled for the spring of 2018, when a general repair permit would be pulled, and take approximately 6 months to complete. Mr. Thiele requested a deferral until August 2018. In response to Ms. Bexten, he explained that Habitat has a crew that maintains the properties the agency owns and keeps them secure.

Mr. Andersen moved to grant an EXTENSION until August 15, 2018 subject to the property being secure and maintained. Mr. Palu seconded the motion.

Mr. Anderson suggested that the case be laid over until March 2018 so that the board could see how much progress had been made with regards to pulling of the permit.

Mr. Andersen AMENDED his motion to grant a LAYOVER until the April 2018 meeting, subject to the property being secure and maintained and a permit being pulled by that time. Mr. Palu amended his second.

AYES: Andersen, Bexten, Cowman, Dore, Palu, Standerford, Lang

MOTION CARRIED: 7-0
Case No. 17-25
Lynnsey Bailey & Dustin Bode
915 Jones Street
#105
Omaha, NE 68102

LOCATION: 4151 Cuming Street

At the Property Maintenance Appeals Board meeting held on March 2, 2017, Lynnsey Bailey and Dustin Bode appeared before the board. Roger Carroll appeared on behalf of the City.

Mr. Carroll stated that the new owners took over the property last fall. He noted that an egress stair had been constructed from the 2nd floor on the west side of the home that needed an inspection. Mr. Carroll was in support of granting the applicants more time as long as the proper permits were pulled, the final inspections completed and the property remained secure. Ms. Murray, Acting Chief Housing Inspector, added that, before a building permit could be issued, an additional waiver might be needed for the stair addition that was built into the setback.

Mr. Bailey stated that she had the deck built because the previous deck was in disrepair. The property would remain a duplex but would be her primary residence. She requested 6 months to complete all repairs.

Mr. Palu noted that the applicants would more than likely need a survey so that the location of the addition in relation to the property line could be confirmed. Ms. Murray suggested that the applicants speak with the residential plan reviewer about the site so that they could be informed about what the requirements are and also to receive some direction about appearing before the Zoning Board of Appeals.

There was some discussion about the miscellaneous repairs that were needed.

Ms. Cowman moved to GRANT a 6-month extension until September 2017. Ms. Bexten seconded the motion.

AYES: Andersen, Bexten, Cowman, Dore, Palu, Standerford, Lang

MOTION CARRIED: 7-0

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:46 p.m.