Mr. Lang called the meeting to order at 1:30 p.m. The roll was called with eight 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. Andersen moved to approve the minutes of the March 2, 2017 meeting. Second by Mr. Reimer.

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

MOTION CARRIED: 8-0
At the Property Maintenance Appeals Board meeting held on April 6, 2017, James L. Williams III appeared before the board. Todd Shearer appeared on behalf of the City.

Mr. Shearer submitted photos of the property dated April 5, 2017 (Exhibit C) and a list of permits that had been pulled (Exhibit D). He stated that new electrical service had been connected since the applicant had last appeared before the board. There was an inspection of the foundation the day of the meeting that had been rejected. He added that the yard was cleaner, but there was still much work to be done including the replacement of the roof.

Mr. Williams stated that he was attempting to get assistance for the roof from Habitat for Humanity. He indicated that it would be another 2 – 3 weeks before he would receive an answer as to whether he was approved. If his request was denied, he stated that a friend would help him with roof repairs and that it should be completed no later than July. He further added that there was a break-in at the property and that he wanted to get into the home as soon as possible. With regards to the foundation, he explained that the wall was missing one strap that holds down the joist and that once it was added, the home should pass inspection.

Mr. Shearer stated that, although the electric service was being reconnected, there was still no gas or water. He added that he would like the roof repaired before the applicant moved back into the home.

In response to Mr. Reimer, Mr. Williams stated that he did have a past due bill with MUD and that the utility company would also need to perform an inspection.

In response to Mr. Lang, Mr. Shearer stated that he was willing to extend more time to the applicant. He added that the applicant was allowed in the home from 7 a.m. to 5 p.m. for repair work only.

In response to Mr. Reimer, Mr. Shearer felt that a 60-day extension would be enough time for the applicant to work through the issues with the property.

Mr. Reimer moved to APPROVE a 60-day extension. Mr. Andersen seconded the motion.

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

MOTION CARRIED: 8-0
At the Property Maintenance Appeals Board meeting held on April 6, 2017, Mayra Reyes appeared before the board. Todd Shearer appeared on behalf of the City.

Mr. Shearer stated that the property is a 3-plex. One of the issues with the property was that two stair cases along one side of the property are incomplete. The applicant was attempting to get a permit to build a deck to complete those stairs. He explained that the problem is that the applicant hired a deck builder instead of a commercial contractor to do the work.

Ms. Reyes presented plans for the proposed work. She stated that she was still searching for a reasonable commercial contractor to perform the work.

Jay Davis, Assistant Director – Permit & Inspections, stated that he did not object to a deck builder with a Class E license building the deck.

Mr. Shearer was in agreement with granting the applicant a 90-day extension to complete the work.

Mr. Reimer moved to APPROVE a 90-day extension. Mr. Dore seconded the motion.

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

MOTION CARRIED: 8-0
At the Property Maintenance Appeals Board meeting held on April 6, 2017, Ron Kyle appeared before the board. Todd Shearer appeared on behalf of the City.

Mr. Shearer stated that the applicant purchased the home from the City. There had previously been some issues with removing individuals from the home who were living in it illegally. He was in support of granting the applicant a 90-day extension to complete all repairs. He added that if the repairs were not completed within the 90 days, a citation would be issued.

Mr. Kyle was in agreement with the 90-day extension. He explained the reasons behind the delay.

Ms. Cowman moved to APPROVE a 90-day extension. Mr. Reimer seconded the motion.

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

MOTION CARRIED: 8-0
Case No. 17-28
Beatrice Moreno
4809 South 22nd Street
Omaha, NE 68107
LOCATION: 3223 Q Street

At the Property Maintenance Appeals Board meeting held on April 6, 2017, Beatrice Moreno appeared before the board. Todd Shearer appeared on behalf of the City.

Todd Shearer, Housing Inspector, explained that the property is a commercial building that consists of a restaurant on the first floor and two apartments above. There were issues with the deck and all new plumbing was needed. A plumbing permit had been pulled but no inspections had been performed. In addition, windows had been installed without permits. There were also issues with the siding and electrical system. He explained that the main issues were with the decks for the second floor apartments and the illegal addition built on the side of the property. He suggested that the addition on the side be removed.

In response to Mr. Reimer, Ms. Moreno stated that she had no plans for the decks. She did have a document from a contractor that showed what needed to be done and the timeframe in which he planned to do them. She stated that her plumber had indicated that the plumbing should be completed in 2 ½ months. She felt that 6 months would be enough time to have all of the items completed.

Mr. Reimer was in support of granting a 3 month layover with the possibility of more time being extended if it was found to be necessary. The applicant was in agreement.

Mr. Reimer moved to LAYOVER for 3 months until the July 6, 2017 meeting. Ms. Bexten seconded the motion.

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

MOTION CARRIED: 8-0
Case No. 17-29
Scott Bloemer
Bel Fury Investment Group, LLC
P.O. Box 3747
Omaha, NE 68103

LOCATION: 2615 North 71st Street

The applicant requested that the case be laid over until May 4, 2017.

Mr. Dore moved to LAYOVER until the May 4, 2017 meeting. Mr. Reimer seconded the motion.

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

MOTION CARRIED: 8-0
At the Property Maintenance Appeals Board meeting held on April 6, 2017, Walter Carter appeared before the board. Todd Shearer appeared on behalf of the City.

Mr. Shearer stated that the applicant had just recently purchased the home which was over 100 years old. The applicant gutted the entire home and planned to rehab it. Mr. Shearer was willing to support an extension of 6 months to give the applicant time to finish the work.

Mr. Carter was in agreement with a 6-month extension.

Mr. Reimer moved to APPROVE a 6-month extension. Mr. Dore seconded the motion.

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

MOTION CARRIED: 8-0

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 2:08 p.m.