Mr. James Lang called the meeting to order at 1:30 p.m.

I. Roll Call

Steven Andersen  
Jeffrey Ehler  
James Lang  
Jay Palu  
Gerald Reimer  
Jerry Standerford

Others Present: 
Anna Bespoyasny, Superintendent of Permits and Inspections  
Scott Lane, Chief Housing Inspector  
Jared Dean, City Attorney  
Autumn Drickey, Board Secretary  
Kevin Mulcahy, Housing Inspector  
Mike Champion, Housing Inspector

II. Approval of Minutes: Approval of November 7, 2019 minutes.

Motion by Mr. Jeffrey Ehler to approve the minutes from the November 7, 2019 meeting. Second by Mr. Gerald Reimer.

AYES: Ehler, Lang, Palu, Reimer, Standerford  
ABSTAIN: Andersen

Motion carried: 5-0-1, Approved
At the Property Maintenance Appeals Board meeting held on December 5, 2019, Chenea Starks appeared before the Board in regards to the request at the above address. Kevin Mulcahy appeared on behalf of the City.

Mr. Mulcahy summarized the history of the case. He detailed the complaints from those in the neighborhood. He detailed the timeline presented by the applicant and permits that were pulled, but that the completion date has already passed. He stated his recommendation of a thirty (30) day layover with stipulations.

Ms. Starks explained that she did not understand where her priorities should have been as it pertains to where the violations were. She explained that most of her efforts have been on the inside. She detailed what she has done on the exterior of the property. She detailed what she has done to try to get funding to complete the project.

Mr. Lang asked if a thirty day layover would be acceptable. Ms. Starks confirmed. Mr. Ehler asked if she was doing the work herself. Ms. Starks stated that she is hiring the work out explaining she wants it done correctly to resolve the case. Mr. Steven Andersen asked about the exterior windows. Ms. Starks detailed there are some broken windows that are not covered, but that she has fixed some windows. Mr. Reimer asked if there was insurance at the time of the fire. Ms. Starks stated she was not the owner at the time of the fire and detailed the timeline for ownership. Mr. Reimer asked about financing. Ms. Starks stated she believes that she has a good chance of getting the line of credit. Mr. Reimer asked about what the backup plan would be should she be unable to secure that line of credit. Ms. Starks stated that she would sell the property if she could not get it fixed up. Mr. Reimer explained the difference between a layover and an extension and how each would impact her. Ms. Starks presented Exhibit 2, a series of pictures showing work she has completed.

Mr. Andersen asked what has been done to the house. Ms. Starks stated cleaning it. There is discussion about the pictures from the Housing Inspector. Mr. Reimer explained what the board’s desire as it pertains to getting this case closed. Mr. Standerford asked when she applied for the loan. Ms. Starks stated about a week ago, but should hear back in thirty to forty-five days. She stated that a layover would allow for her to find out what the status would be.

Mr. Standerford asked about the completion timeline mentioned in the case file. Mr. Mulcahy confirmed that those things have not been resolved. Ms. Starks stated she was under the impression she should focus on the inside, not the outside. Ms. Starks presented Exhibit 3, an email with the timeline. Mr. Palu asked if this is the only rental property.

Motion by Mr. Andersen to deny.

The motion died for lack of a second.

Mr. Reimer detailed what that means and what the board is willing to do as well as his thoughts. He also presented her with options to be successful.

Motion by Mr. Reimer to grant a thirty (30) day layover with the following stipulations: get an approved line of credit, construction schedule, city inspects the inside, and ideally some real progress that things are happening, or the property is placed for sale. Second by Mr. Jay Palu.
Mr. Jerry Standerford clarified that the progress would be for the exterior violations. Mr. Reimer asked if Mr. Mulcahy is required to write up new violations. Mr. Mulcahy stated he is not required to write up any new violations, just to look at if the violations are fixable. Mr. Reimer stated he would not want to pile on the violations. Mr. Andersen echoed that comment. Mr. Mulcahy stated he does not have a complaint for the interior. Mr. Standerford clarified that she should focus on the exterior violations to be repaired, for the motion. Mr. Reimer explained what that means for her, as a property owner. Mr. Scott Lane confirmed that new violations will not be piled on to the currently opened case. Mr. Reimer explained how information gathered from the interior inspection can help her and the board in making further decisions.

AYES: Andersen, Ehler, Lang, Palu, Reimer, Standerford

Motion carried: 6-0, Approved
Michael Town Estates, Russell Dorn  
2700 S 10 St  
Council Bluffs, IA 51501  

LOCATION: 4908 Redick  
APPEAL: Notice dated 11/8/19

At the Property Maintenance Appeals Board meeting held on December 5, 2019, no one appeared before the Board in regards to the request at the above address. Mike Champion appeared on behalf of the City.

Mr. Champion summarized the case history for the board. He detailed the timeline of ownership. He detailed a permit that has been pulled with no inspections. He stated nothing has been done in the time the case has been opened and that the home is deteriorating. He explained that his recommendation is to deny the appeal and stated that the property should be demolished. He pointed out items from the pictures he placed in the file. He stated he has not inspected the interior. He explained his thought.

Motion by Mr. Andersen to deny. Second by Mr. Reimer.

Mr. Palu asked if there has been any communication. Mr. Champion confirmed that there has been none.

AYES: Andersen, Ehler, Lang, Palu, Reimer, Standerford
Motion carried: 6-0, Denied

IV. Adoption of Rules and Regulations

There is discussion about the proposed changes to the application. The board voiced wanting to add some items to the application. There is discussion about the notification process. There is discussion about the differences of landlords and homeowners who appear before this board. There is discussion about the importance of following the steps for an open case and what happens if steps in the process are skipped.

V. Review Board Policy and Procedures

There is lengthy discussion about section 12. There is discussion about the language of the Policy and Procedures verbiage.

Motion by Mr. Andersen to approve with the stipulation of section 12 being amended. Second by Mr. Jeffrey Ehler.

Mr. Dean suggested that this language be brought back to his department to ensure this is acceptable.

AYES: Andersen, Ehler, Lang
NAYES: Palu, Reimer, Standerford
Motion denied: 3-3, Failed

Mr. Lane explained where they are in the process of getting new applicants for vacant board member positions.

Mr. Reimer asked about the motion. Mr. Dean stated he will go back and revise.

Mr. Lane presented the ability to have information online.
VI. Adjournment

Motion by Mr. Reimer to adjourn. Second by Mr. Standerford

AYES: Andersen, Ehler, Lang, Palu, Reimer, Standerford

Motion carried: 6-0, Adjourned at 2:44 p.m.