

BUILDING ENFORCEMENT AGENCY MINUTES
MEETING, COUNCIL CHAMBERS APRIL 18TH 2023 @ 2:30

MEMBERS PRESENT: Mayor Miller, Councilman George Ash, Jeffrey D. Oinonen P.E.

STAFF: Code Officials, Matt Burskey, Building Inspectors Nicholas Stewart, George Lengyel, Thomas Shernisky and Robert Mitchell, Administrative Assistant, Pamela Fair,

OTHERS: Brian McNabb- Commercial property on West, Edward and Jacob Kuprowicz – 4329 West St. & Tonya Stafford- Freedom Place I Apartments.

1. Roll Call
2. Approval of the minute's March 21st, 2023

ASH: I make a motion to approve the minutes.

OINONEN: I will second that.

MAYOR: All those in favor I.

3. Communications:

ASH: Last week I asked Flora Perrone from Ward V to come with me downtown. I was requested to come down to the Freedom Place I & II and to talk about Main St. area. A man by the name of Rich Paolisso was complaining about all this work we are doing on Park Dr. and nothing being done for downtown. They are very upset with all these buildings that are empty and a lot of business closed and no grocery stores for them. They would like our code officials to look at every building on Main St. to see if they can be saved or tear them down. Another member told me that the Elks building that the roof is caved in.

BURSKEY: I don't know if it is caved in.

ASH: That is what I was told and they would like us to do something about it. Ma'am you came down from the Freedom Place. Is there anything you would like to say to the Mayor and the Code Officials?

TONYA: Yes, it is difficult for me to drive up here. The roads are bad and the sidewalks. My name is Tonya Stafford and I live down at the Freedom Place.

ASH: So, your complaint is mainly the sidewalk in front of the Drug testing location?

TONYA: Yes, and the road in general. I have to do a lot of routes just to get here safely. I don't like to see business in the downtown area closing up. Dollar General are closing early because they can't find employees. Citizens are worried how they are getting food with no grocery store.

MAYOR: The state of WV is responsible for the paving of Main St. Cove St. is just now getting paved. There are various handicap individuals like you that are having problems navigating through Main St. It is an issue and we need to address it.

TONYA: So, you said it is a state rd. and those sidewalks the business isn't responsible?

ASH: The sidewalks are the homeowner's responsibility to fix.

MAYOR: I had a number of citizens call me about the markings on Main St. They don't line them anymore. They just do the reflectors. At night, you can't see them. I have spoken to someone from the DOH and he promised me he would get it done and they never did. I have a son that is blind and a lot of people need help.

TONYA: What can you do to these businesses to make it safer for the community?

BURSKEY: We can send out violation letters out to those businesses. I will go down there tomorrow to see which ones are in disrepair.

TONYA: He parks and it is blocking the sidewalks.

ASH: Thank you for coming in to represent Freedom Place I and II. They will have someone down there tomorrow to check it out.

TONYA: I would like to know if downtown Weirton ever going to be revitalized or is it going to be extinct and Main St will just be Industrial Parks. Everything is nice up on the hill.

MAYOR: We are fortunate that it is a state highway and a lot of people want to be here. We are unfortunate that the old buildings that are owned by just two people and they won't sell them or put any money into the property. We have spoken to Ryan Weld about this. Business has moved to up on the hill. It is closest to the highway. We will always have some type of business downtown. You will remember a few years back they did a whole development map on what it could be done. We just don't have a lot of investors that want to develop downtown. We were spoiled when Weirton Steel was here the largest tax payer in the state. They paid for a lot of things.

TONYA: What about the transportation in Weirton I heard they owed a lot of money?

MAYOR: Thanks to city council they approved money they were delinquent in. They are active and running. They do depend on federal funding. Our park n ride always has cars in it.

TONYA: How late does transit run at night.

MAYOR: I don't know you would have to talk to the head of the Transit Dept.

4. New Hearings

- a. Sara Brancazio Administrator for John Brancazio Estate 209 Maryland.
(Single Family Dwelling.)

SHERNISKY: (Photos were passed out to the board.) When I was doing property maintenance inspections and noticed there was a lot of debris. There was no water or electric on the property. This was formerly Bear Brancazio's. His wife Sara is the administrator. We did get a search warrant. Basement had huge holes in it, no heat, hot water tank, damage to the ceiling. I messaged Sarah today and I thought she was going to show up. She has been cleaning it up. The tenant that was living there did this. Problems with drugs. This was the one that senator Ryan Weld was on the news about. The porch isn't even on a foundation. My recommendation is removing forward with demolition pending asbestos. Animal control was there and took the puppies to the shelter. My recommendation would be to tear it down pending the asbestos.

ASH: I make a motion we demolish the house and include the asbestos abatement on it.

OINONEN: I second it.

MAYOR: All those in favor I.

Violation listed below for 209 Maryland

INTERIOR

108.1.3 Structure Unfit for Human Occupancy; 302.1 Sanitation

Animal and human feces were found in several rooms throughout the dwelling.

- a) Human waste was still in the upstairs bathroom toilet.
- b) Garbage and rubbish were throughout the dwelling.

The property was not clean of debris, garbage. There is household furniture on the front porch and in the front, side and rear yards.

305.3 Interior Surfaces

The interior surfaces of the dwelling were deteriorating. Ceilings were missing, drywall was missing. There are holes in the walls and the ceilings in several areas of the dwelling.

504.1 Plumbing General. The water pipes are still in the house and some are damaged, but it is hard to tell what kind of shape they are in. There were some broken pipes in the basement. All the plumbing might need replaced.

602.2 Heating. There is a furnace in the basement, but considering the dwelling has not had natural gas supplied to it for a while, the furnace may need replaced.

305.2 Structural Members

The main support (load bearing) wall in the basement is severely damaged.

604.1 Facilities Required

The electricity to the dwelling has been shut off. The electrical panel has no cover and corroded contacts. There is no heat, no water and no electricity to the dwelling.

505.1 General

There is no water at the dwelling. The water has been disconnected.

[F] 704.6 Single- And Multiple-Station Smoke Alarms

There are no smoke or CO detectors in the dwelling.

603.1 Mechanical Equipment and Appliances

A non-code (Not UL Listed) wood burner was installed in the dwelling.

605.2 Receptacles

There are electrical receptacles throughout the dwelling with missing covers.

- b. April Degarmo, 3622 Grant St. (Single Family Dwelling.)

BURSKEY:

(Photos were passed out to the board)

The City of Weirton Inspections Department was called to 3622 Grant Street on July 27, 2022. The house was in deplorable condition. The house was posted uninhabitable. Property owner, April Degarmo, was summoned to court on October 5, 2022. Homeowner appeared and was fined \$100.00. The house caught fire on October 8, 2022. Spoke to MS Degarmo's mother, and they planned on making the necessary repairs. They were given time to make repairs, but failed to make any progress. A search warrant was executed on March 20, 2023. There is fire/smoke damage throughout the house. BEA Notice of Hearing was sent to the property owner and was delivered on March 28, 2023.

Due to the condition of the house, it is economically unfeasible to bring this structure into code compliance. Therefore, with the facts presented to you today, it is my opinion that this structure should be demolished pending an asbestos investigation.

The assessed value of the house and property is \$12,120 and the value is \$20,200.00.

EXTERIOR

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. There are broken windows.

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within. Front door is missing and rear door doesn't lock.

304.7 Roofs and drainage. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Downspouts are missing.

304.2 Protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. There is chipped paint on the soffit.

INTERIOR

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms and toilet rooms. There is no furnace in the house.

305.3 Interior Surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. There is extensive fire and smoke damage throughout the house.

305.5 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. The handrail leading to the second floor has been removed.

ARTICLE 557

There is debris in the yard.

ASH: The house caught fire. Not sure why it took 6 months to bring it here.

BURSKEY: They were talking about making the necessary repairs. April's mother was ill so, I was trying to give them time.

ASH: I make a motion

OINONEN: I will second that.

MAYOR: All those in favor I.

- c. Ferguson Holding – sold to Brian Ziarko 113 Wetzel (Single Family Dwelling.)

HINCHEE: Steve Ferguson, Compass Realty Management Group LLC Purchased this property 2/10/22 while under violation. Property was sold two days prior to notice of hearing sent to Ferguson Holding to Brian & Virginia Ziarko. Since May 2022 the inspections department has been trying to get this property to code. The only thing that has been done is remove debris a few times and removed a sun room that was dilapidated on or about 2/3/23. Mr. Ferguson has been in court 5 times and been fined numerous times. He stated in court he was going to demo the structure and provided a contract that was not signed to make it appear the house was going to be removed (prior to demoing the sunroom). I believe the only reason the sunroom was removed was so he could obtain a right of way (req. by the city) to run sewage, gas lines & drains to & from a separate parcel he owns in the rear.

This property is now listed under Ferguson Holdings WV LLC (Steve Ferguson).

The exterior of the structure reveals: 1. Damaged doors. 2. Damaged or missing stairs and or Rails & Guards. 3. Damaged or structurally unsound porch. 4. Exposed wires. 5. Peeling / chipping paint. 6. Overhang damage – soffit/fascia. 7. Cracks/ step cracks to foundation walls. 8. Step cracks in brick veneer. Missing/damaged gutters & downspouts. 10. Missing, boarded windows.

The interior was basically gutted, although some drywall has been hung. All electrical, water supply & DWV need replaced. Ceiling in part of the house was reframed but not to code. Questionable if furnace or water heater are operable. Missing stairs to basement.

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EXTERIOR

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units

and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.10 Stairways, decks, porches, and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition to prevent the entry of rodents and other pests.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.13 Window, skylight, and door frames. Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.

INTERIOR

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair.

403.1 Habitable spaces. Every habitable space shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

WATER SYSTEM [P] 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

SANITARY DRAINAGE SYSTEM [P] 506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code.

The home is assessed at \$18360.00 (60%) while neighboring properties are assessed between \$26280.00 - \$56400.00 (60%).

Due to the condition of this structure, amount of repairs needed & time given to repair I feel it is economically unfeasible to repair and recommend the property be demolished.

OINONEN: I make a motion to start the demo process and include the asbestos abatement.

ASH: I second it.

MAYOR: All those in favor I.

d. Edward Kuprowicz, 4329 Wells St. (Single Family Dwelling.)

STEWART: (Photos were submitted to the board.) The City of Weirton Inspections Department initially received a complaint concerning 4329 Wells St. on August 8, 2022. The complaint originally was for outside property issues. None of the issues were resolved even after Mr. KUPROWICZ appeared in court. On March 23, 2023 Bobbie Mitchell and I executed a search warrant on the property escorted by Weirton Police. The house was occupied by Mr. KUPROWICZ, his daughter, her son, his girlfriend, and Mr. KUPROWICZ's other son. Upon entering the home there was an instant odor of ammonia, trash, and sewer smells. The first-floor ceilings all has damage ranging from mold/staining-falling down, the second floor is the same if not worse, all due to the leaks and holes in the roof. Looking at the outside of the house you can see the roof is in deplorable condition.

The kitchen window has been missing for so long the floor is falling apart as well as the wall it is in the have had a garbage bag covering the window since before August. From that exposure the kitchen cabinets had deteriorated badly too. Upon going to the basement was filled with garbage piles everywhere. There is a shower down there that is being used next to the sewer main stack that is broken and pouring the raw sewage out of it on to the basement floor.

Since the complaint was originally received, the structure has continued to deteriorate the house now is leaning to the right and is a blight on the neighborhood. Mr. KUPROWICZ was certified mailed the BEA Notice of Hearing and the letter was also posted. Mr. KUPROWICZ received the certified mail on the 25th of March.

Due to the condition of the house as well as the lack of maintenance, it would be economically unfeasible to bring this structure into code compliance. Therefore, with the facts presented to you today, it is my opinion that this structure including the accessory structures, should be demolished pending an asbestos investigation.

EXTERIOR

304.10 Stairways, decks, porches-damaged or missing stairs. Every exterior stairway, deck, and porch shall be maintained structurally sound and in good repair. Both the concrete steps from the sidewalk to the front porch and the concrete porch are in very poor condition and are a hazard to use. There is ply wood covering a hole on the porch.

304.7 Roofs and drainage. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. The roof has multiple holes. The kitchen roof is on the verge of collapse. The gutters are pulling away from the fascia board on the garage and places the fascia is rotted.

304.13 Windows. Every window shall be kept in sound condition, good repair and weather tight. There is a trash bag covering the kitchen window since before August. This weekend they put a window in but not the right size and there is still a gap letting water in. There is a broken window in the basement that is allowing rain, snow, and animals to enter. There are other broken or cracked windows in the home too which allows rain to enter the house.

307.1 Handrails and Guardrails. Every open portion of a porch that is more than 30 inches above the floor or grade below shall have guards. All the rails and guards around the front porch are broken or falling apart. There are no guards going down to the basement. There are no Handrails going upstairs.

304.6 Exterior walls - damaged or rotting exterior walls All exterior walls shall be free from holes, breaks, and loose or rotting materials
The stone veneer is falling down in multiple places on the outside of the house exposing the studs and interior drywall

INTERIOR

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. The sliding glass door in the kitchen leaks and the side door has not been maintained and does not open and close smoothly.

305.3 Interior Surfaces - Interior Surfaces. Cracked or loose plaster, decayed wood and other defective surfaces conditions shall be corrected.
There is missing plaster along with cracks and holes in the plaster. The pieces of drywall are lying on the floor. The ceilings are coming down or cracked in most of the rooms.

305.1 General - deplorable conditions interior. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
Trash throughout the house kitchen is deplorable the cabinets are falling apart walls are crumbling. The window on the second-floor staircase is exposed on the top to where a bird has made a nest and the wall supports are rotting.

603.1 Mechanical Appliances. Mechanical appliances and water heating appliances shall be properly installed.
Stove needs to be inspected and repaired from water damage from the window leaking on it.

605.1 Electrical Equipment. Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Light fixtures and receptacles are not properly installed and junction boxes do not have covers.

506.1 Sanitary Drainage General - improper or illegal sanitary connection All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Toilet has is loose/broken free from the flange securing it to the floor.

505.4 Water heating facilities - damaged tpr valve Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required fixture Hot water tank is missing the TPR drain

506.2 sanitary drainage maintenance - damaged or leaking sanitary stack Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects

Main stack and the toilet line had broken so it is leaking sewage every time it is used into the basement.

ASH: Sir, do you have anything to say?

EDWARD KUPROWICZ: I am waiting to see what you guys are going to do?

STEWART: I have a list of violation if you want me to read them.

ASH: No, that is ok. Is anyone living in there now?

STEWART: They said they are not and are currently living in the car by the road.

BURSKEY: It was posted uninhabitable.

JACOB KUPROWICZ: The sewer has been repaired. I completely gutted the kitchen and and the frame has been fixed. We need someone to come down to check it out before we do any work.

STEWART: We haven't been back in the house since March 23rd.

ASH: Do you really want to save this home?

EDWARD: Yes

BURSKEY: Mr. Kuprowicz was in court twice and has never made any progress. This use to be Shawn's case. He is no longer with the city so Nick has it now. At one point Nick has stuck his foot through the floor.

STEWART: The house is leaning and a hole in the step concrete. A lot of work needs done to be able to live in it.

BURSKEY: Do you have the funds to make the repairs?

JACOB: Yes, he does. He had a heart attack so he wasn't able to make the repairs earlier on with the court dates. We tried to get permits but were told to wait until our hearing. We do have the funds for the repairs.

ASH: Is it structurally sound?

STEWART: With part of the roof gone it didn't look like it to me.

OINONEN: The structural integrity is in question to me and the sewer line.

STEWART: The sewer he said was repaired but we haven't gone back in.

504.1 Plumbing System General - damaged or leaking fixture All plumbing fixtures shall be maintained in a safe, sanitary and functional condition
Outside spigot and kitchen faucet are both leaking.

305.4 Stairs and walking surfaces - damaged stairs Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair

Holes and rotted wood in second floor hallway floor. Top of the staircase broken top step.

3902 - Ground Fault Circuit Interrupter Ground fault circuit interrupter protection required in the following areas: bathroom receptacles, garage and accessory buildings, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, sink receptacles, bathtub or shower stall receptacles, laundry areas, kitchen dishwasher, and electrically heated floors.

There is damaged outlet thru out the home. Missing GFCI in the laundry, bathroom and kitchen areas.

304.4 Structural members - damaged structural components All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

ACCESSORY STRUCTURE

302.7 Accessory Structure. All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair. The garage roof has large holes in it and the garage door does not operate properly. The window of the man door is broken out. The garage is full of trash too. Roof truss is broken too.

ARTICLE 557

Codified Ordinance 557 - 72-Hour - Rubbish and Garbage. It shall be unlawful for any person who shall own or occupy any lot in the city of Weirton to allow to accumulate any and all items that would commonly be regarded as items that have been discarded. There is debris scattered throughout the back yard.

308.1 Accumulation of rubbish or garbage - accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage

The Garage and the basement are full of Trash and Debris

According to the Hancock County Assessor's site, the house and property is assessed at \$25,980.00, which means the value is approximately \$43,300.00.

The roof truss in the garage is broken. Concrete front porch is collapsing. Extreme water damage on the inside from hole in walls and roof letting the weather in.

ASH: I make a motion to demolish this and include the asbestos.

OINONEN: I will second that.

MAYOR: All those in favor I.

BURSKEY: You will get an appeal letter in the mail and you will have 10 days to appeal back to the board. You will also have 20 to appeal to the circuit court.

- e. J & S Roloff Services LLC (Brian McNab) (Commercial Building on West St. 6-W42S-35)

STEWART: (Photos were submitted to the board.) The City of Weirton Inspections Department initially received a complaint concerning the property located to the left of Trinity Lutheran Church map and parcel number 6-W42S-34 on March 21, 2023. The complaint was for the outside being in deplorable conditions. The building was vacant at that time. I was able to conduct an interior inspection on March 27, 2023 with Robert Hinchee. On February 25, 2021 the property was purchased by J & S Roloff

Services LLC (Brian McNabb) and the property has remained vacant. Mr. McNabb resides at 191 Scenic Dr. Since the complaint was originally received, the structure has continued to deteriorate and is a blight on the neighborhood. The Dumpsters at the property are rusted and a danger to the neighborhood. Mr. McNabb was mailed VIA certified and first class the BEA Notice of Hearing and the letter was also posted. Mr. McNabb did not respond to the phone call I made to him on March 23, 2023. Due to the condition of the building as well as the lack of maintenance, it would be economically unfeasible to bring this structure into code compliance. Therefore, with the facts presented to you today, it is my opinion that this structure, should be demolished pending an asbestos investigation.

EXTERIOR

304.5 Foundation walls - bowed cracked or damaged foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Multiple cracks in the foundation around the building.

304.7 Roofs and drainage. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

Multiple holes in the roof actively leaking in to the building and has caused massive amount of damage and rot. One section has completely caved in and a tree is growing out of it, multiple other sections are starting to collapse.

304.13 Window, skylight and door frames - Damaged door frame. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Both garage doors are falling in and are not secure. The back door has been kicked in multiple times and cannot be secured. Which allows vagrants and animals to shelter and hide in the building.

307.1 Handrails and Guardrails. Every open portion of a porch that is more than 30 inches above the floor or grade below shall have guards.

There are no guards.

INTERIOR

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition.

Rear main door and garage doors have deteriorated and can't be secured

605.1 Electrical Equipment. Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

Light fixtures and receptacles are not properly installed and junction boxes do not have covers, and exposed wiring.

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. Walls and roof are compromised in multiple locations.

ARTICLE 557

There is debris scattered throughout the back of the property. Dozens of tires are in the main building on first floor and in the basement. There are multiple Dumpsters on the property which are rusted thru. These pose a hazard to the neighborhood.

According to the Hancock County Assessor's site, the house and property is assessed at \$19,920.00, which means the value is approximately \$33,200.00.

MCNAB: I bought the building mostly for outdoor storage. I could take the dumpsters out. I don't think the structure is that bad. I will need some time to get the funds to fix the roof over the summer. I did have it boarded up.

STEWART: It has to get secured and the roof fixed. It is getting bad to where part of the wall is crumbling off when we had the high winds. Big chunks of brick have fallen off. It is a danger to anyone walking through the alley. If it is salvageable, it would be up to the committee.

ASH: How long have you owned the building?

MCNAB: Two years.

BURSKEY: It is a Zoning question on what he can do for storing stuff outside. We can't way in on that. We demo the property and put a lien on the property. If you don't want a lien on the property, you can take it down yourself. Just keep in contact with Nick as to what you are doing and we wouldn't proceed with the asbestos and the demolition.

ASH: I make a motion to demolish this and include the asbestos.

OINONEN: I will second that.

MAYOR: All those in favor I.

MCNAB: What do I need for permits?

BURSKEY: Nick will send you a letter just I explained previously. You can see Pam for a demo permit. You will have to make sure there is no asbestos in there if so, have it removed before you demo it.

MCNAB: How much time do I have? I am busy in summer and might not get it done until fall.

BURSKEY: We can try and work with you.

MCNAB: I am busy in summer and might not get it done until fall.

BURSKEY: I prefer not wait until fall.

5. Administrative Business

a. Trina Junara, 218 Wall St. (Single Family Dwelling.)

BURSKEY: You all voted to demo it last month. The city had an agreement with her. She didn't reach her time frame on the repairs. But she said she had a permit that was good for a year.

I said to go ahead and give her the extra month after speaking with the city attorney on the permit time. The only thing we know is the roof was done. It wasn't required on what needed fixed. We are going in again Thursday. If the city feels she hasn't reached her 75% of completion. If not, she would have to get an architect or an engineer stating that she has completed more than the 75%.

ASH: I make a motion we carry this over until next month.

OINONEN: Second.

MAYOR: All those in favor I.

b. Amber Cornell, 319 Baker St. (Single Family Dwelling)

BURSKEY: This has already been advertised for the asbestos and demolition. I recommend we carry this over.

ASH: I make a motion we carry this over until next month.

OINONEN: Second.

MAYOR: All those in favor I.

c. James Eddy, 230 Avenue G. (Single Family Dwelling.)

HINCHEE: We need to talk to Vince about this one. I recommend we carry it over.

ASH: I make a motion we carry this over until next month.

OINONEN: Second.

MAYOR: All those in favor I.

d. August Berg, 3137 Elm St. (Single Family Dwelling.)

BURSKEY: This has been demolished. I recommend we remove it from the agenda.

ASH: I make a motion to remove it.

OINONEN: Second.

MAYOR: All those in favor I.

e. Corliss Brown, 313 Howard St. (Single Family Dwelling.)

BURSKEY: This is one of those properties that was involved in the lawsuit with the citizens and from the Frontier implosion. We had Darnell Collier in court and he said he was going to sign and get his money this week so Ms. Brown should be getting hers also. We went in and did the asbestos sampling. We just need to get this up for bid. I recommend we carry this over.

ASH: I make a motion we carry this over until next month.

OINONEN: Second.

MAYOR: All those in favor I.

BURSKEY: We had a meeting last week with the City Manager, City Attorney and City Judge and Nick sat in on part of it. We are no longer going to do search warrants in the house. It isn't safe for us to go into the house if they are not going in. After that meeting, we won't be doing this anymore. Some of the officers are concerned. Chief Kush had spoken to Vince about it.

ASH: Mayor, we need to discuss this further with Vince.

ADJOURNMENT