Meeting Minutes
Building Board of Appeals
May 8th, 2018

The Rapid City Building Board met on May 8th, 2018. The following members were present: Bob Brandt, Michele Seaman, Myron Tatum, Jamie Stampe, and Steve Struble.

Staff Present: Brad Solon, Carla Cushman, Kinsley Groote, and Serenna Zeisler

Others Present: Scott Hadcock and Valerie Chiaroni

Meeting opened at 7:31

1. Set Agenda

   **Brandt made a motion to set the agenda, seconded by Struble, motion passed 5-0.**

2. Continued Item-Demolition Appeal brought forward by Valerie Chiaroni on behalf of Joseph Philips-1006 Silverleaf Ave

   Solon spoke on the age of the home and that it was built around 1940. Solon added he spoke with the County and the City had 2 permits on file. Solon stated that the City had sent Chiaroni the meeting minutes from the last meeting in April and that this was an unfortunate situation. Struble asked for comments from Mr. Hadcock who was in attendance for the meeting. Hadcock stated he is a neighbor of the property and he feels without means for the owner to renovate the property that the best scenario is to proceed with the demolition. Chiaroni stated she agrees and does not have the financial ability to do what is necessary to bring the house up to code and conceded to the board that they could do what they wanted to do. Struble asked who had cleaned up the property. Chiaroni replied that they cleaned it up and put the doors back on. Brandt stated he drove by it and he applauds her for cleaning it up but he is still concerned about the roof and the potential mold issues. Seaman stated the board asked her for a plan to fix the code issues on the property and if she had submitted one. Chiaroni stated she never brought a plan to the city. Solon stated that if it was demoed today or tomorrow than the City would call the Contractor who had the lowest bid to let them know that the owner did the demolition. Groote spoke on how these matters are handled in the County. Hadcock spoke on the ownership of transfer of title and power of attorney. Struble interrupted Hadcock and stated that it is not what we’re here to talk about. Chiaroni asked if she could demo it. Solon spoke again that the City has already bid out the demolition of the property and that the only question was the timeline, as the bids are only good for 30 days from the day it is submitted, he added that he thinks the lowest bidder would honor their quote. Solon stated it is difficult for the owner to do the demolition because of the disconnection of the water/sewer mains and the electrical wiring in the structure. Chiaroni added that the disconnections have already been done. Struble stated that is not their concern on how it gets demoed.
Brandt made a motion to move forward with the demolition, seconded by Tatum, the motion passed 5-0.

3. Review of Bylaws

Cushman stated that there are changes in the Bylaws that focus on the revocation of contractor licenses. Discussion followed.

Brandt made a motion to acknowledge the revised Bylaws, seconded by Seaman, motion passed 5-0.

4. Discussion Item brought forward by Carla Cushman-Ex Parte Communications

Cushman explained if an appellant would ever contact any Board members prior to a meeting, it’s always a bad idea to communicate with them outside of the hearing. Struble asked if it was okay for him to drive pass a house to view it prior to voting at the next hearing. Cushman replied yes, that would be okay as long as there is no communication with anyone at or around the property, such as neighbors of the property.

Discussion tabled

5. Discussion Item-Proposed Adoption of 2018 Building Codes

Solon stated the Property Maintenance Code is in process of being drafted, and that Chuck Janson and Jeff Larus are working on these. Discussion followed.

Discussion tabled

6. Approval of the May 8th 2018 BBOA meeting minutes.

Seaman made a motion to approve the meeting minutes, seconded by Struble, motion passed 5-0.

7. Meeting Adjourned