

## Meeting Minutes

### Building Board of Appeals

December 10th, 2019

The Rapid City Building Board met on December 10th, 2019. The following members were present: Bob Brandt, Steve Struble, Myron Tatum, and Michelle Seaman.

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

Others Present: Patrick and Donna Berry

Meeting opened at 7:32

1. Set Agenda

**Struble asked for a motion to set the agenda, Seaman made a motion to set the agenda, seconded by Tatum, motion passed 4-0.**

2. Appeal of Demolition Order for 327 Meade Street-Patrick and Donna Berry

Solon explained the demolition order and that there had been a number of complaints received on this property, and when they were able to inspect the house there was a tenant residing there, so they were only able to go into the kitchen and the living room and not the upstairs or the bathrooms. Solon added there was a do not occupy order on the house, Patrick and Berry were able to get the tenant out, and get the house and garage cleaned out, so the waste and debris has been taken out. Struble asked if the City had looked at it since they cleaned it out, Solon replied no. Berry stated they had thoroughly cleaned the house, garage, yard, and have boarded the house up. Struble asked if the demo order was brought about because of upkeep on the house or structural damage. Solon replied it is upkeep, and there are multiple police reports at the property, also, the house was full of garbage with it being 4 feet deep in some places, and the garage was full of waste and debris. The police are tired of the calls that continue to come in on this property. Brandt stated he had gone over to take a look at the property and the house doesn't look too bad, he added that there are a few pieces of siding that need to be replaced, and painted, and the roof has some damage, and the garage door is not operable. Brandt also stated, they had done a great job on boarding up the house. Tatum asked if they had the financial ability to fix the issues. Berry replied that there are four people who are interested in buying the property and that they are not looking to make money on it. Brandt stated, before we repeal or do anything we need to have the city inspectors inspect the property again, to be sure there are no items that are unfixable, such as water damage and such. Brandt suggested postponing it for 30 days with the commitment from Berry and Patrick that they allow the City to come in and inspect it again. Berry commented that the garage is in good shape and the garage door is only off the tracks, Solon agreed. Brandt added that he didn't feel the house needed to be torn down. Tatum suggested to be in touch with the four people that are interested in the property since the Berry's are wanting out of it, and that if

there is a buyer/new owner they would be aware of the code issues and complaints on the property so they are aware of what is required of them to be done.

**Tatum made a motion to appeal and extend it for another month to see where they are at then.**

Seaman asked if there is going to be a timeline on repairs. Solon replied, in the ordinance, if you board up a building, you only have one year, and it was boarded up a month ago, so if the appeal is granted, they will have one year.

**Brandt seconded, and added that the city inspector be allowed to go back in the house and inspect it in the next couple of weeks (maybe before Christmas) to let everyone know that the house can be fixed at a reasonable cost, and doesn't need to be torn down, motion passed 4-0.**

3. Discussion on Ordinances 15.04, 15.08.010, 15.12.170, 15.13.270 and IPMC

Solon stated that Malone made a request in the email to have item #3 continued and that we can continue it. Solon explained some of the minor changes with the ordinances, such as with the appeals process, licenses on Siding Contractors, and with House Moving Licenses in that, that license is a contractor license processed with the Building Department and not one processed through the Finance Department. He also explained the ice barrier debate for roofing and that the roofing affidavits are out of control right now. For example, there are contractors turning in affidavits on new house builds. Solon stated he will have a public meeting to go over the changes after the board approves them.

**Brandt made a motion to continue for 30 days until the next scheduled meeting, seconded by Seaman, motion passed, 4-0.**

4. Approval of the December 12<sup>th</sup> 2019, BBOA Meeting Minutes

**Tatum made a motion to approve the November 12<sup>th</sup> BBOA Meeting Minutes, seconded by Seaman, motion passed 4-0.**

Solon explained to Tatum about the Roger Ivey discussion from the November 12<sup>th</sup> meeting minutes, and that we revoked his license, and he is out stealing money from people, and there is no way to contact him. Solon added that we will most likely have to catch him in the act, working somewhere.

5. Adjourned