

City of Sandusky Housing Appeals Board  
January 28, 2020  
Meeting Minutes

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**The Chairman called the meeting to order at 4:00 p.m.**

The following members were present: Frank Valli, Sharon Johnson, and Gary Guendelsberger  
City staff present: Amanda McClain- Housing Manager, Brad Link, Dante Shipp and Kelly Kromer- Clerk

Audience sworn in by Kelly Kromer

Amanda McClain stated that the cases would be switched. The first one on the agenda would actually be going after the second case.

**Approval of minutes from the previous meeting:**

October 29, 2019 No comments. Mr. Guendelsberger moved to approve the minutes; Ms. Johnson seconded the motion, which carried unanimously.

**Old Business: None**

**New Business: 20-02 Jerrad Barclay is appealing the demolition order for 423 Fulton St., Sandusky, Ohio 44870. Parcel Number 5900829.000**

Ms. McClain took to the podium and proceeded to give a Power point presentation to the board. The PowerPoint presentation was placed upon the record and is attached to these minutes and fully incorporated herein.

Ms. McClain submitted exhibits A, B, C, D, E, F, G, and H

Ms. Johnson asked what the odor was. Mr. Link stated that did not identify the source of the odor. Ms. Johnson asked what the percentage was. Ms. McClain stated that it was posted with a red condemnation and it was 69.55% determined by Building Official George Poulos.

Ms. McClain stated that staff's recommendation is that the board deny the appeal and order the demolition of the structure pursuant to the Environmental Health Housing Code.

Ms. Johnson asked if this house has been sitting empty. Ms. McClain stated that she was not sure and the owner can come up and talk.

**Discussion:**

Mr. Jerrad Barclay stated that he bought the house in 2018. He stated that he has pictures that show it's in better condition now than it was. He stated that he bought the house with the hole in the roof. The property was on Craig's list and he purchased it. He stated that he tore the kitchen and floor out and the walls in the garage and that he cleaned the garbage in the garage.

Mr. Guendelsberger asked when the last time Mr. Barclay was actually there to work on the house. Mr. Barclay stated that he had his tools stolen out of the house, therefor he hired a guy

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to clean out the back yard. Ms. Johnson asked how much money he plans to put in the house and Mr. Barclay said \$5000.00. He added that he is a contactor and he wouldn't have to pay for many materials. Mr. Guendelsberger asked if he has any estimates with him. He stated that he does not and added that he had his tools stolen and broke his shoulder. He stated that he's saving roughly \$15,000.00 in costs by doing it himself. He added that he is able to make the kitchen cabinets. He stated that no one had mowed the grass at that property and added that his neighbor told him that he is glad he bought the property because its cleaner than it has ever been. Pictures Mr. Barclay provided were passed around and put on the record.

Mr. Guendelsberger reiterated that this structure is over the 50% in the code.

Ms. Johnson asked Mr. Barclay why he didn't bring anything with him. She then asked Ms. McClain if staff sends them anything stating that they need to bring documents. Ms. Kromer stated that we send them a letter stating they need to attend the Housing Appeals Board meeting and if they have any further questions to give us a call. Ms. McClain stated that we can add in the letter for them to bring supporting documents.

Mr. Guendelsberger made a motion to deny the appeal based on the facts that the building official gave the structure a 69.55%. Ms. Johnson seconded the motion, motion passed unanimously.

Ms. McClain stated that they have 30 days to appeal the board's decision.

Melissa Bowers was sworn in and asked if all of the previous violations by the old owner are available. Ms. McClain stated for the last 5 years they are as we are only required to keep the records for 5 years. Ms. McClain stated that she can request a copy of the file. Ms. Bowers stated that all the neighbors are happy that someone is finally taking care of the property.

***20-01 Shameka Owens is appealing the write up for 1320 Harrison St., Sandusky, Ohio 44870. Parcel Number 58-01034.000***

Ms. McClain took to the podium and proceeded to give a Power point presentation to the board. The PowerPoint presentation was placed upon the record and is attached to these minutes and fully incorporated herein.

Ms. McClain submitted exhibits A, B, C, D, D2, E, F, F1, F2, and G

Dante explained the rental registration inspection program in which this violation was found.

Ms. McClain stated that staff is recommending that in order to be complaint with the Environmental Health Housing Code and the International Property Maintenance Code and for the protection of the health, safety, and welfare of the occupants, neighboring property owners and the community at large, it is recommended that the Housing Appeals board deny the appeal, order the repair of the structure and require that the roof be replaced: by a

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certified roofing contractor that is licensed by the City; in an approved, workmanlike manner, and be of a uniform color and appearance.

Ms. Johnson asked details about the rental registration inspection Program. Ms. McClain stated that they took the average of how many could be inspected in a year and spread them out over 3 years. Ms. McClain stated within 3 years all of Ms. Owens rentals would be inspected not necessarily in the same year. Ms. McClain stated to Ms. Johnson that this was something that was adopted by City Commission 3 years ago called the Triennial Exterior Inspection Program for rental units. Ms. McClain stated that she's showing the other properties as the board members always ask the creditability of the property owner. Ms. McClain explained that Mr. Shipp inspected the property for the first time and she got a notice and order of code violation, regarding the roof, gutters, and downspouts on the exterior of the property. Mr. Shipp sent her the order and stated that she needs to repair by April 2020. Ms. Owens then filled out the Housing Appeals Board appeal form stating that there are no violations.

Ms. Johnson asked about the permit process. Ms. McClain stated that everyone needs to take out a permit, however you're able to do the work yourself unless it's a rental than they have to have a contractor.

Mr. Guendelsberger stated that the City has established a code that needs to be followed.

Ms. Owens took to the podium and stated that she was unaware that she would have to talk about all of her properties and didn't bring paperwork for that. She stated that the 2017 rental registration is currently in court with O'Brien as she stated she provided documentation that it was paid. She stated that 2018 rental registration has been paid and she has a canceled check. Ms. Johnson asked her if she brought any paper work. Ms. Owens responded that she was unaware that she was going to have to speak about that. She stated that she thought she was only there for 1320 Harrison.

Mr. Guendelsberger stated that he is only interested in hearing about 1320 Harrison. Ms. Johnson stated that she doesn't care about the other properties.

Ms. Owens stated that a lot of the violations are tall grass and trash which are tenants. She stated that once she gets that notice she gets it taken care of. She added that its winter and is not able to work on the roof. She stated that she paid \$18,000.00 on the roof at 102 Tyler St and the property wasn't even in her name.

Ms. Johnson asked her to get back to 1320 Harrison and Ms. Owens said that she will but she couldn't let her reputation "go down the drain". Ms. Owens stated that she agrees with about 50% of what Mr. Shipp said. She added that there are no leaks in the roof. She stated that the gutter was fixed when she got the letter.

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Ms. Owens claimed that on December 30 a tree that was in the boulevard and hit the house, damaging the porch, door, gutters, and the roof. She stated that she is in contact with the City's insurance company as the City was to take the tree down July 2019. Ms. Johnson asked if there was any proof of what she was saying. Ms. Owens said that it should be court record. Ms. Owens asked for a continuance due to dealing with the insurance company. Ms. Owens stated that she has been talking to Melissa in Public Works regarding this.

Ms. McClain stated that Mr. Shipp is not even going back to inspect until April 2, 2020. Ms. Owens stated she wanted to provide that documentation to staff. Mr. Shipp and Ms. McClain stated that she can provide that information to staff and not have to come to the board.

Ms. Johnson said that the tree damaged the rest of the house, however she added that the roof is not leaking and is only appealing the roof as the code says it has to be weather tight. Ms. McClain said it also has to be maintained. Mr. Guendelsberger stated that it has to have uniformity. Ms. Owens stated that she feels that is unfair. Ms. McClain stated that they are not expecting anyone to work on a roof in this weather. Ms. Owens said that she can get other contractors to also say that the roof isn't leaking and she can't throw \$18,000.00 at a roof that doesn't have any problems when she has 2 or 3 that she needs to get repaired once the weather breaks. Ms. McClain stated that she needed to cut it off as the gutters and the trees have nothing to do with the condition of the roof. She added that they are there strictly because she doesn't agree with the condition of the roof.

Ms. Johnson said that Mr. Owens said that the tree hit the roof. Ms. McClain stated that the condition of the roof has been like that for a long time. Ms. Owens said that not all of it has weathered. She added that they are waiting to see what insurance is going to do with all of it including the roof. Mr. Valli said the roof is horrible. Ms. McClain stated that it's past its life, not in uniform color and not in good repair. Ms. McClain said when April 2<sup>nd</sup> comes around and she still hasn't heard from the insurance company she can call Dante and let him know.

Mr. Guendelsberger said that it may not leak but technically it doesn't meet the code. Ms. McClain stated that she feels they are premature in the decision of the roof as they don't know what the insurance is going to do. Ms. Owens wants a continuance on the roof. Ms. McClain asked that they keep the April 2<sup>nd</sup> date for the date of the continuance then if the insurance has still not made a decision staff will move her date out. Mr. Shipp stated that it has to be uniform.

Ms. Johnson asked Ms. Owens if she had been communicating with Mr. Shipp since she got the notice and Ms. Owens stated "no".

Mr. Guendelsberger made a motion to deny the appeal and order the repair of the structure and be compliant with the code keeping the April 2<sup>nd</sup> 2020 date of inspection as a due date and if necessary an extension of 30 days will be allowed to allow the insurance problem to be resolved.

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Mr. Owens stated that the tree is the reason the roof is not repaired. Ms. McClain brought up the November 19<sup>th</sup> pictures.

Ms. Johnson asked for clarification on the motion for the extension. Ms. Johnson seconded the motion. Motion carried unanimously.

**There was no further business before the Board. A motion was made by Ms. Johnson and seconded by Mr. Guendelsberger; the board voted unanimously to adjourn the meeting at 5:25pm**

**Next meeting: February 25, 2020**

APPROVED:

  
Kelly L. Kromer, Clerk

  
Mr. Frank Valli, Chairman