

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

The following members were present: Janice Warner, Walt Matthew, Sharon Johnson, and Allison Will

City staff present: Amanda McClain- Housing Manager, Dante Shipp- Code Compliance Inspector, and Kelly Kromer- Clerk

Audience members sworn in by Kelly Kromer

Approval of minutes from the previous meeting:

July 28, 2020 No comments. Ms. Johnson moved to approve the minutes; Mr. Matthews seconded the motion, which carried unanimously.

Old Business: None

New Business: 20-05 Laura Duncan owner of D and G Properties, LLC. is appealing the first administrative penalty for 609 Harrison St., Sandusky, Ohio 44870. Parcel Number 59-00355.000

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.

Laura Duncan took to the podium and stated that she is the owner of 609 Harrison St. She stated that there were several items that were stated incorrect. She stated that she spoke with Kelly and told her that she discontinued her PO Box and let her know that her new address was 135 E. Oneida Trail. She asked Kelly Kromer if she could verify that she did that and Kelly's response was "yes". She added that she does own other property in Sandusky. She stated that she has never been wrote up before as she always takes great care of her properties. She added that she is the sole owner of the LLC and Heather O'Keefe was only put on the LLC upon her death. She stated that today was the first time she heard of the July letters.

Ms. McClain stated that the letters were not required.

Ms. Duncan stated when she got her first letter she brought them in and showed them to Angie. She stated that Angie said "well you can read this one that's good enough". She stated that Angie told her she needed to have a certified painter do the work. Ms. Duncan stated that she told her that she owned the property and couldn't understand why she couldn't paint it herself. She added that the only quote she got was from someone that wanted 2900.00 to side a shed which she felt was an outrageous amount.

She added that she called Dante on March 10th to ask for an extension. She stated that Dante told her that she didn't need to have an extension yet. She stated that Dante told her that she

could paint it herself. She added that she's not sure how people are supposed to comply when they are told different things.

Ms. Kromer asked if she could speak on the address situation. Ms. Kromer stated that the address change is only for rental registration purposes and added that if the property owner doesn't change their address with the Erie County Auditor than the tax mailing address will be that the old address. She added that in this case the address was not updated with the Auditor and the City's system goes off the Auditor page except for rental registration. Ms. Duncan stated that she did let the auditor know.

Ms. Duncan stated that 12 days later all non-essential business was shut down due to Covid-19. She said 3 days after she called Dante as she knew the deadline was coming. She said that he told her that he was working from home and to let her know when she got it done. She stated that 6 days later she called to get an extension as Dante told her to. She stated that she left a message and she never got a call back and wasn't able to find a contractor. She stated at that time she started feeling sick.

She stated on August 20th she received a letter regarding the penalty and asked for an appeal. She added that she didn't think it was right when the last time she talked to Dante that he said "call me when it's done"

Mr. Shipp stated that for extensions every 3-4 weeks they come back for inspections but in the winter time its longer and he added that he doesn't think he has ever told someone to call him when it's done. Dante stated that he was working from home and cutting grass as he was not allowed to do inspections. He stated that he didn't do inspections until August. Dante stated that he looked to see if the job was done before the courtesy notice was sent. Dante said that he did state that she could paint it herself. Ms. Duncan stated that she painted it herself. Ms. Duncan stated that shes' always been polite towards Code Compliance and is asking that they dismiss her penalty.

Ms. McClain stated that she wanted to clarify that the code requires if you do not live in the property yourself and want to side it or do electrical work or plumbing that you would have to get a certified registered contractor. She added that the misunderstanding was that she was going to side it in the beginning and would need a contractor and if she was going to paint it she would not need to get a contractor.

Mr. Shipp stated that the pictures are taken from the street as they are not allowed to go in the yards. He explained when he does an inspection he has to look at the entire property.

Discussion:

Mr. Matthews asked Ms. Duncan how long it took her to paint. She said that it took her a long time as she had to scrape it all and has medical problems. Ms. Johnson asked if the communication issue has been straightened out in case the City needs to get ahold of her. Ms. Duncan stated that today is the first she has known about the mix up. She stated that Kelly still

sends letters to her daughter Heather O'Keefe. Ms. McClain stated that the law tells us that when a corporation that we have to serve the registered agent. Ms. McClain stated that she is still listed as the registered agent. Ms. McClain showed her the updated form from the state that shows the correct address. Ms. Johnson asked how we got service with Ms. Duncan. Ms. McClain said once we sent it to the Oneida address. Conversation regarding the address situation continued.

Ms. Johnson made a motion to excuse the penalty due to miscommunications all around. Ms. McClain stated that Ms. Johnson wants to grant the appeal. Motion not seconded; motion failed.

Ms. Johnson asked if they can hear as to why no one seconded it. Ms. Gamblin stated that they can't ask them that and everyone has a right to their opinion.

Mr. Matthews motions that she pay the \$50.00. Ms. Will seconded the motion; the vote was 3-1. Motion passed.

20-06 Jose Alberto Rodriquez owner of Roco Rentals LLC. is appealing the second administrative penalty for 609 Harrison St., Sandusky, Ohio 44870. Parcel Number 59-00018.000

New audience member was sworn in by Kelly Kromer

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

Mr. Shipp explained that there is missing paint on the siding from the front to the rear and along all the fascia. He added that there is missing paint along the top and bottom of the windows.

Ms. McClain proceeded to give her Power point presentation.

Ms. McClain submitted exhibits C, D, E, F

Discussion:

Mr. Matthews asked if anyone is living in the house. Mr. Colvin responded by saying yes. He spoke about how the rain in the last 5-6 days have made it impossible to paint. Mr. Matthews stated that it goes back to 2018. Mr. Colvin stated that Mr. Rodriguez has been in to the office to change the mailing address. Ms. Gamblin stated that they will allow Ms. McClain to proceed with her presentation.

Mr. Josh Colvin took to the podium and stated that he is there on behalf of Roco Rentals. He stated that he has begun to fix the property and it was falling behind because they were not getting the letters. He added that he is waiting for the weather to clear up. Mr. Matthews asked if he is going to have it done in a month. Mr. Colvin stated that he has nice rentals and due to Covid-19 it's been hard to work on the houses. He added that the mail was sent to his ex-wife and he didn't get the mail. Dante stated that Mr. Rodriguez changed the mailing a month ago when he came into the office Sept. 4, 2020. Dante stated that he works with him.

Mr. Colvin stated that the neighbors have nuisance issues that he wants fixed. Ms. Gamblin stopped that conversation to get back to 609 Harrison St to talk about administrative penalties. Ms. Johnson asked if Mr. Colvin was the agent. He said that he is a business partner. He stated that he is not the agent. Ms. Johnson asked is the guy in San Diego is the owner. Dante stated that is correct.

Mr. Matthews asked how much the penalty is. Ms. Gambling stated that it is \$425.00. Dante stated that it is \$375.00 and that is less than it could be.

Mr. Matthews made a motion to deny the appeal; Ms. Will seconded the motion which passed unanimously. Dante asked Mr. Colvin if the property will be complete in a month and Mr. Colvin stated its weather permitting.

Ms. Gamblin asked what it matters if they are the statutory agent. Ms. McClain stated they are required to register with the secretary of state to be able to get service. They are not responsible to pay the payment. The corporation is responsible to pay the penalty.

20-07 Bruce Klein is appealing the second administrative penalty for 1219 Central Ave., Sandusky, Ohio 44870. Parcel Number 59-00093.000

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

Mr. Klein asked about the price and he stated that he already paid \$50.00. He stated that he wrote a check for \$250.00. He said once he turned in his appeal that we gave him his check back. Ms. McClain stated that if someone is appealing that we can't take the payment. Ms. McClain stated that because he appealed she wasn't able to keep his payment until his case was heard by the board.

Ms. McClain proceeded with her presentation

Ms. McClain submitted exhibits C, D

Mr. Bruce Klein took to the podium and stated that he owns the property at 1219 Central Ave. He stated that Kelly asked his painter when he would be able to have the house painted when he came to the office and the painter told him spring. He stated that he talked to Jahn and Dante and they told him about the beautification program. He stated that he tried to get a grant and instead he did the windows. He stated that he put a new roof and new siding on the house. Further discussion was made about how Mr. Klein would like Dante to inspect.

Ms. Gamblin stated that the purpose of the meeting was that he didn't meet the deadline and now owes \$375.00.

Ms. McClain asked if he applied for the beautification grant. Dante stated that he wasn't accepted into the program. Mr. Klein stated that he didn't have conversations with Dante. Dante explained that they have spoken many times.

Ms. Johnson asked if he has a painter hired, and he stated that he does. She said that she knows how the painters are and you can't get them to put an ending date. His agreement was shown to the board which was signed on 2/15/19.

Mr. Matthews made a motion to deny the appeal; Ms. Johnson seconded the appeal which carried unanimously.

Next meeting discussion was made regarding the holidays.

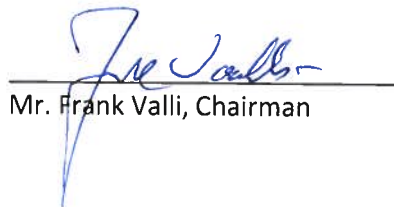
No Comments

There was no further business before the Board. A motion was made by Ms. Johnson and seconded by Mr. Matthews; the board voted unanimously to adjourn the meeting at 5:24pm

APPROVED:



Kelly L. Kromer, Clerk



Mr. Frank Valli, Chairman