

OAK RIDGE BOARD OF BUILDING  
AND HOUSING CODE APPEALS

MINUTES

- DATE: January 10, 2013
- LOCATION: Municipal Building Training Room
- PRESIDING: Bruce Leforce
- PRESENT: Bruce Leforce, Joseph Lee, Amy Seiber, Philip Nipper, John Russell, Aaron Wells, Hugh Ward
- PRESENT: City of Oak Ridge: Matt Widner, Ken Krushenski, Mark Watson and members of public
- ABSENT: Late arrival: Joseph Lee (approximately 18 min.)
- I. Roll Call:** Meeting started 3:01 p.m. – Ms. Amy Seiber took roll.

- II. Approval of Minutes** October 11, 2012 Minutes: motion to approve by John Russell, seconded by Hugh Ward; motion passed.

**III. Unfinished Business**

- a. Rules and Procedures Final Review and Update – Matt Widner provided a status report on where the proposed BBHCA rules were in the official process of implementation. He informed the Board that the rules were scheduled to go to City Council for approval on the Consent Agenda as directed by City Attorney. Mr. Widner also introduced one additional consideration by adding a new “Section 14” to Article IV, which allows the BBHCA to adopt its own rules setting hearing procedures as needed. Members asked questions regarding why Council was required. Mr. Krushenski later provided a response to the questions. John Russell questioned the pattern of our past process vs. proposed rules. Mr. Widner provided an explanation of new section outlining blighted property vs. construction appeals. Also questioned was the time 8 month time extension for appropriate cases. Mr. Widner indicated no changes from existing rules to the proposed. Aaron Wells introduced Robert’s Rules of Order and read the guidance that specifically addresses Chairman to Chairperson. Mr. Wells made motion to revert back to Chairman term instead of presented Chairperson, seconded by Hugh Ward, motion passed unanimously. Mr. Widner indicated that the packet is already in the published Council Agenda but will try to provide the changes before the meeting. Phillip Nipper made motion to approve the rules and procedures as amended, seconded by Mr. Ward, motion passed unanimously.
- b. 2012 Case Update/Summary – Mr. Widner provided an overview of 2012 and the disposition of significant cases, citing that 759 W. Outer Dr. and 130 N. Jefferson Circle were both demolished under nuisance abatement, proceeding as directed by the Board. Also cited was that City Owned 121 Goucher Circle, 608 W. Outer Dr., 214 Waltham Place, and 114 Wade Ln. were also demolished or actively being demolished. Mr. Widner continued that 110 Walnut, 120 Jarrett Ln., 212 N. Illinois Ave and 116 Lawton Rd. will be demolished 1<sup>st</sup> quarter of 2013. Mr. Widner continued the open cases that have not been resolved such as Jackson Square, Highland, and Mason Ln. and the remaining cases that have been resolved and dismissed. Following was discussion of further improvement to the tracking document of all cases by providing some visual indicator of closed cases.

#### IV. Hearing of Cases

No New Cases

#### V. New Business

- a. Election of Officers for 2013 – Hugh Ward made motion for an acclamation that the BBHCA declare the 2013 Slate of Officers be the same as 2012 officers. Seconded by Aaron Wells. Motion passed unanimously. Chairman, Bruce Leforce; Vice Chairman, John Russell; Secretary, Amy Sieber
- b. City Council – Boards and Commissions 2012 Goals for BBHCA - Mr. Nipper questioned the origination of BBHCA Council Goals and wanted to know how the Board could be involved in the future goals of this Board. Mr. Widner committed to looking into how the BBHCA could develop and communicate their goals going forward. Mr. Leforce suggested that the next meeting agenda should include a BBHCA goals discussion. Mr. Nipper made motion to discuss this issue at next scheduled meeting. Seconded by Mr. Leforce. Motion passed unanimously.

#### VI. Miscellaneous Business and Communications

- a. City Manager, Mark Watson provided a narrative of the coming year and the Council Goals. He congratulated the BBHCA on a busy and productive 2012. Mr. Watson provided non-profit feedback he received on the cost of demolition vs. their ability to renovate for less in his response to those citizens questioning public money requirements for demolition. Mr. Watson indicated the possible involvement of volunteer groups in future efforts to address blight and other ways to engage the neighborhoods to energize their involvement. Joseph Lee questioned the status of Applewood apartments and what next steps are planned. Ken Krushenski provided a brief way forward without getting into the specific details, but he did provide general guidance concluding that the Board's previous action on buildings in question was in fact upheld by the appeals court, but the demolition aspect was remanded back to the BBHCA.
- b. Matt Widner thanked the Board for their work and provided an update on the 2012 Property Maintenance Code adoption, Land Bank creation efforts, Administrative Hearing Officer, CDBG and EDI activities/demolition and disposition and redevelopment goals for acquired properties.

Being no further business or discussion, meeting adjourned 4:43 p.m.

  
\_\_\_\_\_  
Amy Seiber  
Secretary