

APPROVED

OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS

MINUTES

DATE: December 8, 2011

LOCATION: Municipal Building Training Room

PRESIDING: Dr. Bruce Leforce

PRESENT: Joseph Lee, Dr. Bruce Leforce, John Russell, Amy Seiber, Aaron Wells.

ALSO

PRESENT: City of Oak Ridge: Arnold Blackwell, Jake Martin, Matt Widener and Mr. Ken Krushenski. Citizens: Mr. Gregory Ward, Ms. Virginia Strickland, Ms. Linda Lewis, Mr. John Hildreth.

ABSENT: Philip Nipper, Hugh Ward

Mr. Blackwell took roll.

Mr. Blackwell presented the minutes from the meeting on November 10, 2011. Mr. Lee made a motion to accept the minutes of November 10 2011. Mr. Russell seconded the motion. Motion passed unanimously.

Hearing of Cases:

New Cases:

Case No. 11-25

Gregory S. Ward, 232 S. Dillard Avenue, Housing Discrimination Complaint.

Mr. Krushenski presented to the Board that although the Board can hear a complaint the complaint needs to be referred to the HUD office in Atlanta. Ms. Strickland stated that she has had no results in trying to discuss the electrical issues with the landlord. Mr. Martin stated that he had suggested to Ms. Strickland to try to negotiate this matter with her landlord. The landlord is aware of the electrical problems and the severity of the problems. These electrical problems do constitute an electrical fire hazard. Mr. Ward stated that the electrical at 299 S. Benedict Avenue- Case No. 11-21- has been partially repaired by a licensed electrician and will be finished when the electrician can schedule the work. Ms. Lewis stated that the utilities will be terminated on Monday, December 12, 2011 and Ms. Strickland will be partially moved out of the residence until repairs can be completed.

Mr. Lee made a motion based on the City Attorney's recommendation to refer this matter to HUD in Atlanta. This is not a discrimination case but a landlord/tenant dispute. Mr. Wells seconded the motion. Motion passed unanimously.

Case No. 11-23

Mr. & Mrs. Norman G. Hildreth, 215 Broadway Avenue, violation to Sections 304.7 Roof/drainage; 605.1 & 605.2 Electric; and 305.3 Interior surfaces of the International Property Maintenance Code. **AND Case No. 11-24** Mr. & Mrs. Norman G. Hildreth, 223 Broadway

Avenue, violation to Sections 304.7 Roof/drainage; 604.3 Electric; 305.3 Interior surfaces of the International Property Maintenance Code.

Mr. John Hildreth appeared to represent Mr. & Mrs. Hildreth.

The roof has had some repairs but is still leaking. Mr. Martin stated that the City requires the roof to not leak. The hair salon has been promised electrical repairs. They need new circuits and repairs to existing circuits. The existing condition is hazardous and needs to be repaired by a licensed electrician. Mr. Hildreth agreed and he will try to get approval to complete repairs to the roof and electrical on both properties by 01/12/2012.

Mr. Wells made a motion that the staff recommendations for Case No. 11-23 and Case No. 11-24 be followed and Mr. Hildreth allowed until 01/12/2012 to complete needed repairs. Mr. Lee seconded. Motion passed unanimously.

Unfinished Business:

Mr. Lee requested that staff provide a running list (spreadsheet type) of cases, action by Board, status and disposition of case. He would like to see all of 2011 but would accept 2012.

Mr. Wells stated concern with Case No. 11-22 and made a motion that the electrical service at 232 S. Dillard be disconnected immediately, based on the Board's motion at the November 10, 2011 meeting that the electrical would be disconnected on November 21, 2011 due to the severity and fire danger involved with leaving the service connected, as well as the liability of the City since a hazardous safety issue exists. Motion seconded by Mr. Lee. Mr. Widner stated that unless the situation was deemed an emergency, the City has a process that must be followed. Mr. Blackwell stated that a court order is in place and certified letters were sent to the landlord. Mr. Lee voted yes, Ms. Seiber voted yes, Dr. Leforce voted yes, Mr. Wells voted yes. Mr. Russell voted no. Motion passed 4 in favor 1 opposed.

New Business:

None.

Communications and Miscellaneous Business:

None

Meeting adjourned at 3:47 p.m.



Amy Seiber
Secretary