

**Construction Board of Appeals  
February 12, 2018  
MINUTES**

**MEMBERS PRESENT:** Jimmy Holt, Melvin Huell Sr., Zannie Graham, John Rogers, & Hobson H. Milton

**MEMBERS ABSENT:** William Stuckey

**OTHERS PRESENT:** Rick Martin, Janet Grant, Cindy Thompson, & Debra Grant

- I. **Call to Order**
- II. **Approval of Minutes: May 11, 2017;** Mr. Zannie Graham made a motion to approve the minutes as written, seconded by Mr. Hobson Milton, the motion carried unanimously.
- III. **Consideration:**

- 1. In the matter of **2106 Duke Street (TMS#05-0013-141-00-00) Tenant #1**, owner of record **Walter L. Gibson**, the City finds that this structure is an unfit dwelling for human habitation and causes imminent danger to human life or health.  
**Rick Martin/City Staff** told the Board that a complaint was filed by the tenant, an onsite visit was done and photo documentations were taken. By the building codes an apartment has to have bathroom facilities, heating, full kitchen, and working windows and doors. In the findings that are in the packets, it shows the problems found. After finding these violations, I had to take it before Council and get their approval to present the findings to this Board. It is this Board's responsibility to rule on the findings, to determine if it is unfit for human habitation, and if so, Rick would place an unsafe placard on the dwelling until it is brought up to standards. In meeting with Mr. Gibson he has agreed to make the necessary repairs, and moved tenant #1 out of the unit until all repairs are done. If the Board concludes that the findings are sufficient, the units will have placards placed on them tomorrow, and the owner will be able to enter to do the repairs. However the tenant will not be allowed back in the home until all inspections are done.

**Motion: Mr. Melton made a motion to allow the owner to repair the unit within 30 days, seconded by Mr. Holt; the motion carried unanimously.**

- 2. In the matter of **2106 Duke Street (TMS#05-0013-141-00-00) Tenant #2**, owner of record **Walter L. Gibson**, the City finds that this structure is an unfit dwelling for human habitation and causes imminent danger to human life or health.  
**Rick Martin/City Staff** said this tenant said she is fine staying in her unit while Mr. Gibson does the necessary repairs to her unit, since he was working on the plumbing and some other issues. Rick said from his position, he would ask the Board to allow this tenant to remain in the unit while the work is being done, and inspections will be done to verify all the repairs are completed. **Mr. Holt** asked if the owner is willing to make all the necessary repairs. **Mr. Gibson/owner** said he is willing to bring the units up to City codes. **Mr. Holt** asked Mr. Gibson when he will begin the repairs. **Mr. Gibson** said he was waiting to hear from this Board, however he has begun some of the repairs. **Mr. Gibson** said because he does not make it a habit to enter the tenants dwelling, the units did get out of hand, however he has asked the tenants to keep the units clean. **Mr. Gibson** said he does take responsibility for some of the issues and has no problems making the necessary repairs. He

will have the Building Official do inspections after all repairs are done. **Mr. Huell** asked about tenant #2 asking to remain in the unit while the repairs are being done, he asked if that was approved by the Building Official. **Rick Martin** said the apartment is livable and ok for the tenant to stay while the repairs are being done. **Mr. Milton** asked what the time table would be for the owner to have all repairs done. **Rick Martin** said he would like to see all repairs done within 15 to 30 days, especially with the unit that the tenant is still in, the other unit is vacant at this time. Inspections are required for both units and approved before they will be signed off for further habitation.

**Mr. Holt** asked about the condition of the yard of the property. **Mr. Gibson** said within the 30 days he has been given he will have the yard cleaned also. **Ms. Janet Grant/Code Enforcement** said there are a lot of materials (old refrigerators, stoves, etc.) that snakes and other rodents can hibernate in the back of his property. She asked the owner to please clean the entire area. **Mr. Gibson** said he does store things in the rear of his property to keep them from being stolen. **Mr. Holt** asked that the property be cleaned to make it presentable and less of a danger for the tenants. **Ms. Grant** said the things have been there a long time and needs to be housed in an enclosed area. **Mr. Gibson** said he keeps things to sell, however he does not have a shed for storage. **Ms. Janet Grant/Code Enforcement** said she will give Mr. Gibson 60 days to have the property cleaned and all items enclosed either by a building or a fenced area. **Rick Martin** said after this meeting he will go and placard both units tomorrow which serves as a notice that this meeting did take place, depending on the Board's findings and facts, the owner would have 30 days to complete the work and call in for inspections; and he will have 60 days to complete the cleaning of the yard. The things that will be looked at are:

- Leaks in the roof
- Plumbing
- Hot water
- Heat (at least 68 degrees in each room)
- Electrical (GFI's)
- Smoke detectors

**Mr. Huell stated that he agreed with the Building Official's findings.**

**Motion: Mr. Holt made a motion to allow the City to follow up on the project and to keep an eye on everything so the project moves forward and no one has any health issues and everything be corrected to code, seconded by Mr. Huell; the motion carried unanimously.**

**IV. Adjournment:** With there being no further business the meeting was adjourned.

*Submitted By,*

*Debra Grant  
Board Secretary*