

**TOWN OF INTERLACHEN
CODES ENFORCEMENT BOARD
PUBLIC HEARING MINUTES
TUESDAY, SEPTEMBER 6, 2022- 7:00 PM
DICKERMAN BUILDING**

CALL TO ORDER

Chairperson Meadows called the meeting to order at 7:00 pm and led the pledge of allegiance.

ROLL CALL:

Board members present were Chairperson Gene Meadows, Chuck Conner, and Jean Russell. Rodney Williams was absent. Attorney Young and Code Enforcement Officer Mary Ratliff were present also.

BOARD CHAIRPERSON - GENE MEADOWS

Chairperson Meadows stated this is not a court of law, but we will follow the rules and we want to have a precise record of this meeting.

AGENDA DISCUSSION:

Discussion and Consideration of Fine Reduction for Codes Case #2013-00142.

The Town Clerk called for disclosure. No board members had been by the site or spoken to anyone.

Property owner Todd Oshel joined the meeting via Zoom. Town Clerk Joni Payne presented this case to the Codes Board. Mrs. Payne stated that fines began accruing in 2015 on the property identified as 105 Duval Street. The fines as of September 6, 2022, total \$65,500.00. Mrs. Payne described the photo of a burned-down mobile home presented to the board as part of the violation which was classified as a dangerous structure. Mr. Oshel removed the burned-down mobile home prior to learning of the Town's lien against his property. His plan is to finish demolishing the current shed down to the concrete and has applied for a demolition permit. Before spending additional money, he is requesting that the Town reduce the fines to zero. Mr. Oshel stated that he plans to have this work completed by November.

Board Member Conner moved to waive the fines other than the administrative fee in the amount of \$100.00.

Attorney Young cautioned the Board that these are legitimate fines imposed for valid code enforcement violations, any purchaser has the due diligence to determine those fines before they make the purchase even on tax deed sales. Attorney Young stated that the goal is to bring the properties into compliance and Mr. Oshel has made a substantial improvement on the property. Mr. Young stated that in situations like this the fine is usually reduced to somewhere between \$300.00-\$500.00.

Chairperson Meadows called for a second, but the motion failed for lack of a second.

Board Member Conner moved that upon verification by Code Enforcement that the final demolition is complete, and the property is in compliance, the fine will be reduced to \$500.00. Board Member Russell seconded. Motion passed by a unanimous roll call vote.

Discussion and Consideration of Codes Case #51022

Code Enforcement Officer Mary Ratliff was sworn in by the Town Clerk.

The Town Clerk called for disclosure. No board members had been by the site or spoken to anyone.

C.E.O. Ratliff stated that the violation was first observed on April 29, 2022, Courtesy Notice was given on May 10, 2022, and a Notice of Violation was sent on July 12, 2022. The owners requested a thirty-day extension and C.E.O. Ratliff granted their request. Mrs. Ratliff stated that she has been to the property several times and it remains in a state of noncompliance, the violation is Care of Premises, high grass, two piles of trash, and debris.

Connie Thomas was sworn in by the Town Clerk. Ms. Thomas spoke for the property owner Dennis Pierce who was present. Ms. Thomas shared the health struggles and obstacles that they have faced over the past few months and asked for a thirty-day extension to bring the property into compliance.

Council Member Conner moved to grant a thirty-day extension; if the Code Enforcement Officer determines the property to be non-compliant after thirty days, fines will begin to accrue at fifty dollars \$50.00 per day. Board Member Russell seconded the motion. Motion passed by a unanimous roll call vote.

Discussion and Consideration of Codes Case #061222

This case was presented to the board by the Code Enforcement Officer. After much discussion, Attorney Young determined that the owner has not been properly notified and advised C.E.O. Ratliff to notify the owner by certified mail with a return receipt. The Clerk stated that she made the decision to not request a green card receipt because the post office was not obtaining a signature, they were writing "Covid-19" on the signature line. The C.E.O. advised the board that she will re-send the notices with a signature request and will bring the property back to the board at the appropriate time if it is non-compliant.

ADJOURNMENT

Meeting adjourned at 7:54 pm.