

**BUILDING ENFORCEMENT AGENCY MINUTES
MEETING, COUNCIL CHAMBERS JUNE 16, 2021 @ 2:30**

MEMBERS PRESENT: MAYOR HAROLD MILLER COUNCILMAN, GEORGE ASH, JEFFREY D. OINONEN P.E.

STAFF: CODE OFFICIALS, MATT BURSKEY, BOB HINCHEE, GEORGE LENGYEL, ADMINISTRATIVE ASSISTANT, MIKEAL MAGUSCHAK

OTHERS: TERRI L BENNETT, 127 BELL ST.

1. Roll Call
2. Approval of the minute's April 20th, 2021

ASH: Move to approve.

OINONEN: Second.

MAYOR: All those in favor I.

Communications: None

3. New Hearing-**Mayor was present**

- a. Terri L. Bennett, 127 Bell St. (Single Family Dwelling.)

LENGYEL: This property has received multiple cases over the past couple of years. She has complied in all of the cases except the most recent violation. The house had been in dis-repair since 2019. An interior inspection revealed several violations and a sewer problem which caused a posting of the house as uninhabitable on 06/01/21. For these reasons and the violation listed which are: **Exterior Structure** 304.6 Exterior walls, 304.7 Roofs and Drainage, 605.1 Installation, 308.1 Accumulation of rubbish or garbage. **Interior Structure** 305.1 General, 305.2 Structural Members, 305.3 Interior Surfaces, 305.3, 506.2 Maintenance. Sewer is backed up and was all over the downstairs. Mr. Hinchee and I was there and they did clean a lot of it up. It looked like the water was over top of the drains which indicate the drains are still clogged. The house appraised at 111,000 by the county. I was going to recommend this to be demoed until today. The sill plate has been repaired and a lot of these issues can be fixed. There is a lengthy history with this house having problems with it for at least 4 or 5 years. With the facts presented to you, I cannot recommend it to be demoed.

BENNETT: My son is doing the work. He recently got back into the workforce. We have had problems getting materials because it was just on my social security. With his money and my security, we have been working daily on the house when he gets off work.

ASH: Are you living there?

BENNETT: Yes, off and on. We have cleared it. But someone that was visiting the house had put tampons in the toilet and got it blocked up again. We are snaking it again to get the blockage out.

OINONEN: A professional plumber snake?

BENNETT: No, my son has been doing it. I had someone come in. We have a truck there that we cannot move. We can move it to the side. This guy just looked and he did nothing.

BURSKY: Have you had Roto Rooter there?

BENNETT: Years ago. And they said it was roots. I couldn't have afforded them. It would take my whole paycheck.

BURSKY: So, what makes you think it is just the tampons clogging it?

BENNETT: I have no idea.

BURSKY: I apologize if I am out of line, but the roots could have come back through.

ASH: How much do you think it will cost and do you have a time frame?

BENNETT: He is going to put a whole new sewer system and asking for 90 days to complete this. Like the end of September.

LENGYEL: To bring it back to code and if it is a collapsed sewer system which I suspect not sure. They do have a good bid of materials laying around.

The material cost of everything is up. They have drywall there and sheets of OSB. Between 15,000-20,000 if using a contractor. The siding is almost complete and they have the shingles. The roof isn't leaking now. The front of the roof is done. They have a mismatch of siding on there, which isn't a violation. You could paint it the same color. Mr. Hinchee has been there with me several times. Most of the home I brought here were unfeasible to fix, but this one isn't. I have to get them compliant because of the history. Ms. Bennet has been cited quite a bit. I don't know how to get them to make the repairs done.

MAYOR: My concern is the sewer/sanitary effects. The city would not come and this is your responsibility. It can be quite expensive. The house looks like it is getting fixed. Is the vehicle yours?

BENNETT: He can't move it and is in disrepair.

LENGYEL: We made her put it in the garage but it would need moved out to work on the sewer line.

OINONEN: My concern is the sewer line.

BENNETT: That is what he is working on now.

OINONEN: You might have to replace the sewer line.

BENNETT: We know where it is located at.

ASH: So, you are saying not to demo it?

LENGYEL: Correct, but I am looking for recommendations for time frames?

BURSKY: She could go in front of the judge and be cited every day. Most of those have not motivated her or the son to get things fixed.

LENGYEL: She has been fined up to 1,000 and has paid them.

BURSKY: Do you have a friend to live with?

BENNETT: We possibly could stay with a friend on Church St. We have pets also.

ASH: You can't stay there until the sewer line is fixed and inspected.

BURSKY: You can come back and forth to work on the house. It isn't healthy to live like that.

BENNETT: If we get it fixed, we can stay there?

LENGYEL: As soon as it looks clear we can take down the uninhabitable signs down. Today I did verify the sill plate with pictures.

OINONEN: I was worried about the deterioration of the joists. First of all, get the sewer fixed and has it been treated for termites?

BENNETT: We have used professional stuff.

OINONEN: If you can, get it done within 60 days.

BENNETT: Not sure if we can meet that.

ASH: I am feeling conflicted on the sewer issues.

LENGYEL: There is no sewer on the floor but the water is in the traps. I could just do periodic checks. I told her she could take the signs down and stay there. They did have it cleaned up.

ASH: So, it isn't uninhabitable?

LENGYEL: It was good but tomorrow it might not be. They told me it was unclogged.

ASH: So, it should be still posted uninhabitable.

LENGYEL: Jimco was there but he couldn't work on it because of the vehicle. I personally think she should hire this guy and get the work done.

BENNETT: He came in with the attitude were not going to do anything.

BURSKY: You can get a snake with the camera from Weirton Rental.

ASH: Can she live in the house right now?

LENGYEL: I would have to go back up and see George. I don't know what is fair. If there is water again on the top of that trap, I am going to need proof she had the work done. For right now, she can live there.

BURSKY: Basically, it says you can't live there when it is backed up.

HINCHEE: I think it is habitable. The son is going to re snake it.

LENGYEL: I would give her 60 days to comply with this and the structure. With what is done so far, I am inclined to think they can get the work done. The thing is the financial thing if she can get it done.

BENNETT: Is there any kind of help out there?

OINONEN: Just call the plumber and make payments to them.

LENGYEL: You can call maybe Salvation Army with Utilities to free up money with the sewage. Maybe Change. I can't think of anything.

BURSKY: Change has never helped out for anything.

BENNETT: They do roofs.

MAYOR: The salvation Army has helped.

LENGYEL: You need to hire someone. Your son isn't going to be able to do all of this. And all the structural needs done. Do I bring it back here?

ASH: If it is structurally sound then don't bring it back here.

LENGYEL: Part of why you are here is where you are located. The councilmen have called multiple times.

BURSKY: If you need to move that vehicle to get it out to make the repairs you can do so. A week or two. As long as it goes back in.

ASH: Get the structural and the sewer completed within the next 60 days. You can get the truck out and get the repairs done.

LENGYEL: The truck isn't salvageable. I am not sure why it is still there.

HINCHEE: If you are cited again, you are throwing money away where you can fix the house.

ASH: I make motion to get the house structurally sound and the sewer completed within the next 60 days.

OINONEN: I second it.

MAYOR: All those in favor I.

4. Administrative Business

***** George Ash conducted the Administrative Business in absence of the Mayor.**

a. Teresa & James Barkley, 124 Seneca St.

BURSKEY: They are making progress. I would recommend we give them more time.

OINONEN: I make a motion to extend 60 days.

ASH: I second that.

ASH: All those in favor I.

b. Vandella Hearn 341 Greenbrier (Single Family Dwelling.)

BURSKEY: There was asbestos in the house. We got the bids for asbestos and the demolition. The resolutions will go before council next month. I recommend we carry over.

ASH: Motion to carry over

OINONEN: Second.

ASH: All those in favor I.

c. Larry Flati/Melissa Mastrantoni 143 South 11th St. (Single Family Dwelling.)

HINCHEE: I spoke with Melissa to give her more time to get her belongings out of the home. Once she does that, we can get in there and do the asbestos inspection. I recommend we carry this over.

ASH: Motion to carry over

OINONEN: Second.

ASH: All those in favor I.

d. Donald Glasure/Elizabeth Glasure (PHH Mortgage Services Leinholder)
3611 West St. (Single Family Dwelling.)

BURSKEY: I was going to take asbestos samples and she mentioned Fannie Mae they want to get the property fixed up. They left me a message saying it was all cut. They didn't get all the grass cut. I emailed them and told them to finish that. They are supposed to demo it. I spoke to Kelly Brennan which was June 1st she said to give her 60 days. They asked for 60 days. It would save the city approximately 10,000 if they do it. I recommend we carry this over pending giving them time to demo the property and put it back on the agenda in August.

OINONEN: I recommend we carry this over. So, moved.

ASH: Second,

ASH: All those in favor I.

e. Cody Stevens, 731 Cove Rd. (Single Family Dwelling.)

BURSKEY: We went in last week to take the asbestos samples. There is no asbestos in the house. We just need to advertise for the demolition bids. I recommend we carry this over.

ASH: Motion to carry over

OINONEN: Second.

ASH: All those in favor I.

f. James D. Brown, 407 Engle St. (Single Family Dwelling.)

BURSKEY: The house has been demoed. I recommend we remove it from the agenda

ASH: I don't want to start on Bell St until the Mayor shows up.

ADJOURNMENT