



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
FEBRUARY 4, 2025**

1. CALL TO ORDER

Chairman Vasquez called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Marvin E. Vasquez Chairman, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Nick Farrell and Daniel Welsh.

Absent: Greg Liskey (unexcused)

Staff Present: Assistant City Attorney Hillary Griffith, Board Attorney Jacob Schumer, Planning Director Kelly Carson, Code Enforcement Supervisor Chris Gonzalez and Recording Secretary Colene Rivera.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Rivera swore in Planning Director Carson, City Attorney Griffith and Code Enforcement Supervisor Gonzalez, who will be presenting testimony.

B. SWEARING IN OF NEW BOARD MEMBER, EDDIE YOUNG

C. APPROVAL OF MINUTES

MOTION: Board Member Coleman moved to approve the January 7, 2025 meeting minutes. Seconded by Board Member Woloshin and carried unanimously 6 - 0.

3. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

A. OLD BUSINESS

1. CASE # 24-362 – 1301 Inland Seas Blvd

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required

Sec. 18-91.5 Work Starting Before Permit Issuance

Sec.118-1297 Fences and Walls

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-362

Code Compliance Inspector Chris Gonzalez stated Case 24-362 for the address of 1301 Inland Seas Blvd continues to show signs of progress for addressing the above violations on the

property. They are working with the Building Department regarding A/C installations and are working with a contractor to correct this situation. They have not obtained permits for these A/C units but have reported that some of the units are not the correct size or compatible with the existing uses and are working to switch to the correct sizes. City staff requested board to postpone until next Code Board meeting scheduled for March 4, 2025 to allow them more time to address these violations.

Questions and Discussion

Board members asked about building permits for this site. City staff stated they continue to work with a licensed contractor to clean up the incorrect A/C units to adjusted size and plan to submit for Building Permits.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Vasquez moved to postpone Case 24-362 until the next Code Board Meeting scheduled for March 4, 2025. Seconded by Board Member Woloshin and carried 6-0.

2. CASE # 24-680 – 114 North St

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required

Sec. 18-91.5 Work Starting Before Permit Issuance

Sec. 38-94 Accumulations of trash, junk, debris.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-680

Code Compliance Inspector Gonzalez stated CASE 24-680 for the address of 114 North Street has been addressing the various violations as listed above and Section 38-94 for trash and debris has shown improvements on this site. Inspector Gonzalez reported that the site is not entirely complete but requested this board postpone this violation until the next board meeting scheduled for March 4, 2025. Gonzalez continued to report the property owner has removed the tarp barrier around the property and replaced with fencing, however, did not obtain a permit before fence installation. Gonzalez requested this board make a second motion for violations of Section 18-91 and Section 18-91.5 starting work prior to obtaining a building permit.

Questions and Discussion

Board members discussed clarification that city is requesting (2) motions be made for this case? Discussion ensure with Board attorney and city staff for this clarification.

MOTION #1: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to postpone Case 24-680 in violation of the Section 38-94 to the next scheduled Code Board meeting scheduled for March 4, 2025. Seconded by Board Member Farrell and carried 6-0.

MOTION #2: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to find in violation for Case 24-680 at the address of 114 North Street Sections 18-91 and 18-91.5. Seconded by Board Member Woloshin and carried 6-0.

4. COMMENTS OR DISCUSSION

No comments or discussion.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:24 pm to the next meeting scheduled for March 4, 2025.

ATTEST:

/S/

Recording Secretary, Colene Rivera

APPROVED:

/S/

Chairman Marvin E. Vasquez