



**Building and Standards Commission
Minutes of Public Nuisance Abatement Hearing
Thursday, July 17, 2025
4:00 PM**

Commissioners Present: Wally Cox, Jess Cason, Michael Blake, Lynnette Scruggs, Chuck Reiter, and Kenneth Skinner

Commissioners Absent: Jock Conner

Chairperson: Wally Cox

Staff Present: Code Enforcement Officer Jennifer Ekstrand, Code Enforcement Officer Tim Stanley, Code Enforcement Officer David Lauteren, Code Compliance Officer Chance Llano, Building Official Mike Doughty, Permit Tech Patty Pierce, and Administrative Assistant Javonna Cannon

Visitors Present: Brenda Cryer (Interpreter), Gary Sutton, Lydia Gonzalez

ITEM 1: CALL TO ORDER

With a quorum present, Chairman Cox called the hearing to order at 4:00 p.m.

ITEM 2: SWEARING IN OF NEW COMMISSIONERS

City Secretary Diana Alcala swore in new Commissioner Kenneth Skinner.

ITEM 3: SWEARING IN OF REAPPOINTED MEMBERS

City Secretary Diana Alcala swore in re-appointed Commissioner Michael Blake.

ITEM 4: SWEARING IN OF WITNESSES

Chair Cox swore in all staff and visitors who would testify in the hearing.

ITEM 5: SWEARING IN OF INTERPRETER

Chair Cox swore in Brenda Cryer, interpreter.

ITEM 6: APPROVAL OF MINUTES FROM MAY 15, 2025 BSC HEARING

Chairman Cox read the item into the record and asked if anyone had any questions or changes for the minutes. Commissioner Blake moved to accept the minutes as presented. Commissioner Reiter seconded. All present voted aye and the motion carried unanimously.

- ITEM 7: 24-000151 | 1005 DODSON
- ITEM 8: 24-000258 | 1506 ROY
- ITEM 9: 24-000399 | 605 DENISON
- ITEM 10: 24-000578 | 1405 HEMMING
- ITEM 11: 24-000624 | 1437 LINDSAY
- ITEM 12: 24-001279 | 107 CLOUD

Chair Cox read Items 7-12 into the record and CEO Ekstrand explained to the Commission that staff followed the exact same process for each case and they were all inoperable motor vehicles. She presented the timeline for mailing the notice of violation, the follow up inspection, mailing notices for the notice of public hearing to each property owner and vehicle owner via certified mail, return receipt requested, and publication in the Gainesville Register. CEO Ekstrand then explained each item would be presented separately with a photograph and order recommendation.

CEO Ekstrand advised that Item 7 for 1005 Dodson and Item 9 for 605 Denison had abated their violations before the hearing and would be removed from the hearing. She then presented pictures at 1506 Roy for a silver Chrysler 300 and a green Dodge pickup explaining that no visible ID could be made on either vehicle and recommended the Commission order the removal of both vehicles within ten days by the property owner. If the owner fails to comply, the city shall have the vehicles towed at the owner's expense. Commissioner Blake motioned to accept staff's recommendation as presented and Commissioner Scruggs seconded. All present voted AYE. One absent. Motion carried unanimously.

CEO Ekstrand showed pictures of the two inoperable motor vehicles located at 1405 Hemming: a 2003 Mercury Grand Marquis and a 1999 Ford Expedition. She recommended the Commission order the removal of both vehicles within ten days by the property owner. If the owner fails to comply, the city shall have the vehicles towed at the owner's expense. Commissioner Blake motioned to accept staff's recommendation as presented and Commissioner Reiter seconded. All present voted AYE. One absent. Motion carried unanimously.

CEO Ekstrand next presented pictures of the 2002 GMC pickup located at 1437 Lindsay. She advised the Commission that property owner Lydia Gonzalez was in the audience and wished to address the Commission. Chair Cox asked Ms. Gonzalez what was her plan with the vehicle. She stated they were trying to part it out to fix another vehicle they had and they were looking for additional time. CEO Ekstrand explained the registration had expired in 2021. Chair Cox asked for staff's recommendation. CEO Ekstrand replied that staff recommends the Commission order the vehicle be removed within ten days by the property owner. If the owner fails to comply, the city shall have the vehicles towed at the owner's expense. Commissioner Blake motioned to accept staff's recommendation as presented and Commissioner Reiter seconded. All present voted AYE. One absent. Motion carried unanimously.

CEO Ekstrand then showed pictures of the four inoperable vehicles located at 107 Cloud. She advised all four vehicles had different owners and all four had received notice of the public hearing. She advised the Commission that each vehicle had been

inoperable for several years. She recommended the Commission order the removal of all vehicles within ten days by the property owner. If the owner fails to comply, the city shall have the vehicles towed at the owner's expense. Commissioner Blake motioned to accept staff's recommendation as presented and Commissioner Scruggs seconded. All present voted AYE. One absent. Motion carried unanimously.

ITEM 13: 24-002573 | 814 OLIVE

ITEM 14: 25-001107, 25-001109 | 814 OLIVE

Chairman Cox read the items into the record. CEO Ekstrand then presented the code violation history and explained to the Commission that city staff had removed two burned structures and a mountain of trash and debris from the premises less than one year ago. CEO Ekstrand then presented the Calls for Service report from the police department showing over 170 calls to police and fire over the past 20 years for everything from fires to threats, disturbances and warrants. CEO Ekstrand then presented ordinance information related to zoning, property maintenance and public nuisance and explained the premises met the definition of all ordinances presented. She showed photographs to corroborate the statements. She related the fact that there were no sanitary facilities on the premises and that the owner had received tickets for defecating in the front yard in front of a policeman. CEO Ekstrand presented a case summary and told how she and other code and police officers had researched mental health options to help the property owner but sadly there were not many options. Commissioner Cason mentioned he had recently tried to help someone in a similar situation and that it is almost impossible to help someone who has fallen so far due to the requirements to get IDs and other documentation. CEO Ekstrand commented that it was a sad situation and agreed it was difficult at best. Commissioner Skinner wanted to know if any children were involved or had been seen on the premises. CEO Ekstrand advised there were no minors involved. Chairman Cox wanted to know that if the owner was ordered to vacate the premises and all of the trash cleared off, would the owner move elsewhere and just start over. CEO Ekstrand replied that most likely, the owner would start over again immediately on the same premises as she was the legal owner. Chair Cox wanted to know if we could get the process moving faster if that happened and CEO Ekstrand replied that staff could get the process moving faster. Chairman Cox asked if there were any other questions or comments and then requested a motion. Commissioner Blake offered to accept staff's recommendation as presented. Commissioner Reiter seconded. All present voted AYE. One absent. Motion carried unanimously.

ITEM 15: #25-000455 | 1406 LANIUS

Chairman Cox read the item into the record. CEO Ekstrand presented the property history and moved into the conditions contributing to the substandard condition of the structure.

- Faulty materials of construction
 - All materials of construction not maintained in good and safe condition
 - Deteriorated, crumbling or loose plaster
- Faulty weather protection

- Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors including broken or missing windows or doors
- Broken, rotted, split or buckled exterior wall or roof coverings
- Hazardous or unsanitary premises
- Hazardous plumbing
- Hazardous wiring
- Inadequate exits
- Inadequate sanitation
 - Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit
 - Lack of or improper kitchen sink
 - Lack of hot and cold running water to plumbing fixtures in a dwelling unit
 - Lack of adequate heating facilities
 - Lack of required electrical lighting and power
 - Dampness of habitable rooms
 - General dilapidation or improper maintenance
 - Lack of adequate garbage and rubbish storage and removal facilities
- Structural hazards
 - Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration

CEO Ekstrand then recommended the Commission find the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizens and is therefore a nuisance. She recommended the Commission order the owner to demolish the structure within 30 days. If the owner does not comply, the city shall demolish at the owner's expense.

Commissioners Scruggs and Reiter both questioned the expense of the demolition and property ownership after demolition. CEO Ekstrand then explained that residential property owners were offered participation in the voluntary demolition program and specifically that if they signed the agreement prior to the BSC hearing, the city would demolish free of charge and the owner retains full 100% ownership of the property. However, if they did not sign, and the case had to be heard by the Commission, the free demo offer was removed and the property owner is responsible for the demo costs. They still retain 100% ownership of the lot. CEO Ekstrand said that they had 30 days after receiving the invoice for services to pay before a lien would be filed on the property.

Chair Cox then said he would entertain a motion which was offered by Commissioner Blake to accept staff's recommendation as presented. Commissioner Skinner seconded. All present voted AYE. One absent. Motion carried unanimously.

With no further business, Chairman Cox adjourned the public hearing at 4:43 p.m.

Signature of Chairperson:  Date: 8/22/25

Signature of Secretary:  Date: 8/22/25