

MINUTES
UNSAFE BUILDING COMMISSION
TUESDAY, SEPTEMBER 24, 2019
COUNCIL CHAMBERS
8:30 A.M.

The meeting of the Richmond Unsafe Building Commission was called to order on Tuesday, September 24, at 8:30 a.m. in the Council Chambers of the Richmond Municipal Building by President Dwayne Heeter.

Members answering the roll call were, Dwayne Heeter, Sue Mathews and Diane Whitehead. Also in attendance were Aaron Jordan, Building Commissioner, DeAndra Navratil, City Planner, Derek Hill Code Enforcement Director, A. J. Sickman, City Attorney, Kim Vessels, Assistant City Attorney and Joyce Carr recording secretary.

APPROVAL OF MINUTES

None.

Proof of Publication

Dwayne Heeter motioned to approve the Proof of Publication, seconded by Diane Whitehead. The motion carried by a unanimous voice vote.

Dwayne Heeter motioned to approve the administrative notice of both Indiana Code for Unsafe Buildings set forth in Indiana Code 36-7-9 and Richmond City Code for the IAC, seconded by Diane Whitehead. The motion carried by a unanimous voice vote.

Ms. Vessels swore in speakers.

New Business

Address of unsafe premise: 308 NW F Street, 310 NW F Street and 358 NW F Street.

Beth Fields – Explained time lapse. We have images from 2006- 2019 to show where the property was in 2006 and where it is now in 2019.

Aaron. Jordan - 308 NW F Street. Jordan showed pictures and read the IC 36-7-9. You can see from the picture the roof leaks, you have overhang decaying and falling off the building. The side of the building you have control boxes that dislodged and hanging from the building and the lids are up on it. There are also faces' boards that are rotten, you can see the roof covering has been dislodged along the front. The overhang is falling down on the front. Inside the building there are boxes stacked up all the way to the ceiling. The ceiling tiles have fallen off from the water leaks. There was materials laying on the floor and was all wet.

George Sowers – I am the attorney for Corner Stone. Seth Smith is the owner and he is here beside me. A couple of his neighbors who have businesses on NW F Street are also here. Do you have any photos after March 23rd? The reason that I ask is Seth has shipped out over 160 shipping containers, each one hold over 40,000 pounds, 20 tons. I would submit those pictures today does not reflect the inventory. There is still inventory there and he is working on it to remove more.

Jordan – I went this morning and took pictures of the east lot. There are still materials on the east side. The material at this time is still against the lot line. If it would catch on fire it would catch the building next to it on fire. It needs to be 10 feet away from the lot line.

Fields – The photos where he is showing the decay they were from the May 15th inspection that was on the site. We tried to get access to the site to do a follow up inspection, but was unable to get that accomplished

Sue Matthews came in late and did not hear all information for the 308 NW F Street.

Doug Gardner – Deputy Chief Richmond Fire Department. Showed pictures from May 15th inspection. Gardner read the national fire code 304.1 and 315.3.2. There are excessive amount of plastic materials stored in and around the building. Many of the stacks are unstable and several have fallen over.

Jordan – The property at 310 NW F Street. It is the middle property, the pictures are from March 23, 2019 and I do not have any photos from today. You can see the debris is right against the property line. There is only one building on the premise. Looking at the building from the west you have materials right against the building and the property line. Materials close to the property line are a fire hazard. There are a lot of cardboard that are laying around that got wet. There are some minor fire codes, the structure is sound.

Gardner – Showed an ariel view from Beacon and to clarify something the bare spot is a large amount of dirt with asphalt ramp that goes up and down from the previous tenants of the property. On May 15th several fire extinguishers was noticed sitting in an office area sitting on the floor and none noticed anywhere else. The inside of the building was fairly orderly.

Jordan - 358 NW F Street. Jordan showed pictures of May 23, 2019. It is one structure. It is a fire hazard. It has several violations against it such as exterior maintenance code violation and unsafe building code. It has several holes in the

roof and walls leaning outward. The wall is cracked. No permits have been pulled. No sprinkler system.

Gardner – Showed pictures and spoke on the fire violations.

Seth Smith – When the previous owner of the property left the property, that winter about December all the fire suppression system froze and busted. The fire department responded. Water was gushing in the building and the street. They shut the fire system off, themselves to stop the water flow at that time. Mr. Smith was not in the building at that time. After they left the building the people that they hired to auction all of their assets, went in and cut most of the large steel pipes down. They completely destroyed the fire system. I took a review of what was there and what it would take to do it and basically no fixing that system.

Fields – We did request an do the inspection on May 15th. Attorney Sickman did reach out to try to schedule a follow up inspection prior to this hearing so we could take additional photographs from the same images that we had, for we could do it side by side to show what work had been done in the last four months, but we were denied ability to that follow up inspection.

Sowers – I had requested further extension to do that. There is a great deal of work to do and Mr. Smith is willing to do that. We would like to make a plan and work with the City. I had asked for an extension before we did another inspection. I asked for it earlier this month. The first notice of this hearing was dated August 15th, it was a short notice. Mr. Sickman asked for an inspection about two weeks ago, but I asked for additional time because there is more work to do. When an inspection was done on May 15, nine people showed up and he was over whelmed and was promised a report and a month ago Ms. Vessels gave a summary with 10 color photographs that was attached to an email, but we didn't get all the material that was presented today. Seth started in the recycle business 32 years ago at the suggestion of Charley Mosey who was his mentor. In his career he has processed and shipped 425 million pounds of plastic. 15 million of those pounds came from Wayne County. He receives from local businesses, so it keeps it from our landfill. Most of this is sent overseas by boat in shipping containers, each container contains 40,000 pounds of material. He has done some temporary fixing of some things before an emergency accident happens. What Seth proposes is that we set of list priorities to meet with Aaron, and Fire Department and try to create a schedule and have regular views. He would like to invite the board to come out. The past year Seth has been inspected by IDEM, they tested the soil, toxic materials in the inventory. They didn't find any problems. They have been inspected by the State Fire Marshall, and OSHA.

Darrell Wilson - I have a business at 705 & 709 NW 5TH Street I am just west of the Mr. Smith property. I see a lot of cats, I see no rats or mice. He is generating revenue here in Wayne County.

Ike Martin – I am a pharmacist. I have worked in the city for 32 years. I bought 700 NW 7th Street. The old Oberle Building. He is a good neighbor.

Seth Smith – The nature of my business is I'm a commodities dealer. We gather scrap materials. Each boxes that you see they represent 150-200 pounds in scrap. When we process it inside my facility, that same box will weigh 1500 pounds and we load them onto the containers that go out to 29 different countries around the world. I have 350 customers. I own a bunch of trailers. I set the semis at these facilities and they fill them up with their scrap materials. When I started in 1987 there was only 4,000 plastic companies now there is over 47,000 plastic companies. It has got out of control, but now I have a plan.

Jordan – What we are here today is to protect property line. 308 property, I would recommend that all material on the lot line that are a fire hazard to be removed to the required distance and fire lanes and the Richmond Fire Department have access to the lot and the structure on the front the roof be repaired or removed.

Vessels – We would ask the board to approve that they obtain a bond, so that if we notice there is no progress we could cash in the bond that obtained.

Jordan – For the material on the lot line be done in thirty days. If the board would like to give him sixty or ninety days it would be fine. The structure would be the thirty days. I would like to add to the order to remove material or vacate premise.

Sowers – Ninety days will work on the front building.

Fields – Can we do an assessment to the buildings and provide you with a list of items to bring them up to code and estimated cost. You will have mechanical, electrical, water and roof?

Jordan – 310 NW F Street, not a lot of violations on it other than materials on the property lines. My recommendation for that for all material be moved away from the property lines to the 10 foot rule and all the fire lanes and fire codes would be brought up to date in 30 days if it is not done it would be premises would be vacated.

Jordan – 358 NW F Street . Is a type 1 structure being used as a business without utilities, no electric. Sprinkler system is down. My recommendation is

remove all material out of the building in 30 days and vacate the building and remove the 3 areas, roof line between the two buildings, the building on the northeast side where the roof structure is falling in and the area right south of that the roof has holes in it. Either vacate the building and get all the material out of it and tear the whole thing down or they get an structural engineer to annualize it

Whitehead made a motion to table the Order for thirty days, seconded by Matthews. The motion carried by a unanimous voice vote.

The next meeting will be Tuesday, October 22, 2019.

We will do an inspection on Thursday, October 17, 2019.

There being no further business, Commissioner Heeter adjourned the meeting,