

**AURORA BUILDING BOARD OF APPEALS
MINUTES**

**REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, July 9, 2020 at 6:30 PM**

I. Call to order: Chairman Ellis called the meeting to order at 6:31 p.m.

Roll Call:	Chairman:	Craig Ellis (May 2023)
	Vice Chairman:	Brandon Brashears (May 2022)
	Board Member:	Richard Werner (May 2022)
	Board Member:	David White (May 2021)
	Board Member:	Jeff Heller (May 2023)
	Secretary:	Crystal Abbott

Vice Chairman Brashears and Board Member Werner were absent. Quorum satisfied.

II. Approval of Minutes

A. Approval of Minutes from Regular Session August 28, 2019.

Board Member Heller moved to approve the minutes from the regular session held August 28, 2019. Board member White seconded the motion. Motion passed with all members voting aye.

III. Old Business

None.

IV. New Business

A. **Discussion / 121 W Pleasant Street Aurora, MO 65605**

Owner: MMSD, LLC, C/O Mickey Pritchard

Board member White moved to open the public hearing time noted 6:41 p.m. Board member Heller seconded the motion. Motion passed with the following board members voting aye:

AYES: Ellis, Heller, White

NAYES: 0

Chairman Ellis opened by describing the structure at 121 W Pleasant. The structure looks acceptable from the outside but has considerable code violations inside the home. The structure has been unsecured for an extended period of time and there are no functional utilities to the structure. A generator has been viewed being used at the property. Owner, Mickey Pritchard is present and explains there have been no utilities at his rentals for 2 years due to problems he is having with the electric company. City Manager Holmes advises it is against city code to occupy a residence without utilities. Board Member Heller expresses concern for no running water or smoke alarm. Chairman Ellis addresses there are open visible wires posing a fire and electrical hazard. Staff recommends an order to vacate all people from the premises, secure the structure and make needed repairs. Structure to be immediately vacated, followed by permit being obtained with the planning and zoning office within 30 days. Structure must pass inspection in all areas before occupancy will be allowed. Chairman Ellis asks Mr. Pritchard is he understands what he is to do. Mr. Pritchard replies, "No problem". Chairman Ellis advises if there is not adequate progress that the City of Aurora will remedy nuisance violations, including boarding up structure and abating trash and any exterior code violations. City Manager Holmes emphasizes that the home needs vacated and will remain vacant until all repairs are made, utilities are present and it has passed inspection by the Building Official. Board Member White instructs homeowner to secure the home. Chairman Ellis advises that anyone that enters the premises without proper reason will be trespassing and Police Department shall be notified. Manager Holmes adds that these orders include both the main structure and the building in the back of the property. Homeowner agrees to obtain permit within 30 days.

Chairman Ellis moved to close the public hearing time noted 7:01 p.m. Board member White seconded the motion. Motion passed with the following board members voting aye:
AYES: Ellis, Heller, White
NAYES: 0

Chairman Ellis addressed Finding of Fact regarding the topic property with the board finding the following. The board finds itself in agreement with the Building Inspector. The structure is not in dilapidated condition. It does not appear that required repairs would exceed the economic value of the property. The building inspector was allowed adequate access to the structure for inspection. The structure is unsafe and/or a threat to the public health and safety. The structure is a visible detriment and/or nuisance to the community. The structure currently is not in a condition to be occupied.

MOTION

Board member White moved to uphold the Building Official's decision to vacate and repair and move forward with the property owner pulling a permit within 30 days and making at least 50 percent substantial progress as judged by the Building Official within the six (6) month permit period. Board member Heller seconded the motion. Motion passed with the following board members voting aye:

AYES: Ellis, Heller, White
NAYES: 0

V. Adjournment

Board member White moved to adjourn the meeting time noted 7:08 p.m. Board member Heller seconded the motion. Motion passed with all members voting aye.

APPROVED:

Craig Ellis, Chairman

ATTEST:

Crystal Abbott, Secretary