

Monthly Report

TO: Joe Hartzell, Borough Secretary
FROM: David Buskirk, International Code Consultants
DATE: 11/6/15
RE: Hours for October 2015

For the Month of October 2015 I worked a total of 30 hours which included the following:

To follow will be a list of the up to date Occupancy permits that have been issued.

- Met with Louise concerning the citations to be issued, follow up inspections and Code Enforcement Duties in the borough.
- Received and returned phone calls to schedule inspections and answer questions regarding inspections.
- Checked various properties for property maintenance complaints.
- Prepared and delivered citations to Magistrate's office several times.
- Attended Magistrate hearing for citations issued.
- Inspected and issued occupancy permit for 427-2 Card Ave for a rental property.
- Inspected and issued occupancy permit 518 Middle Ave for a rental property.
- Inspected and issued occupancy permit for 142 Watkins Apt 2 for a rental property.
- Inspected and issued occupancy permit for 432 Airbrake Ave for a rental property.
- Issued roofing permit for 221 Card Ave.
- Inspected but found deficiencies for a property at 130 State St.
- Inspected and found deficiencies for a property at 167-2 State Street.

DATE: November 10, 2015

TO: MEMBERS OF COUNCIL

Sandy Smith, President

Stephen Shurgot, Vice President

John Thomas, Member

Karen Peterson, Member

Mike Trkula, Member

Rev. Dorothy Reeves, Member

William Pricener, Member

FROM: LOUISE WALKER, CODE ENFORCEMENT

SUBJECT: **NOVEMBER** for Activities in October - Code Office Report

2015 RENTAL LICENSE FEES

2015 Rental License Fees - \$23,030, received; new balance due is **\$315.00**. I have been working on issuing the remainder of the **2015 Rental Licenses for the properties who are eligible to receive them**. I will start preparing the list for the 2016 mailing, which goes out in January, for the 2016 Rental License fees. I request that we buy postage paid envelopes for the mailing. They are self-sealing and it saves Joe and I a lot of time.

OFFICE TELEPHONES

The Code Office Telephones are still not connected properly. I think all that needs to be done is to disconnect the wires and connect them in the new code office.

Magistrate's office North Versailles, November 18, 2015

We have several cases, on November 18, 2015 to be heard by Judge Brletic. Right now they are mainly for Sean Kerrigan and Heather Wise, for failure to obtain Occupancy permits and for not paying the late fees on their rental licenses. (Licenses are due by March 31st, after that, a \$10.00 per unit late fee is added) They paid their licenses fees on April 28th but refuse to pay the late fees.

COURT DECEMBER 1, 2015 – CITY COUNTY BUILDING, Courtroom 821- 11:00 a.m. -JUDGE GALLO

We have another court date for the Kerrigan/Wise appeals. We are supposed to get together with our attorneys to try to settle as many of these as possible before we go back to court. I haven't been notified of a meeting yet.

Al Hussey, Fire Marshall

I would like to acknowledge the work Al Hussey has been doing to help Code Enforcement with Occupancy and Fire Code Violations. He goes out at night and catches people moving into properties, under the cover of darkness and follows up on police calls. His testimony in Court is proving to be invaluable.

BANK ABANDONED PROPERTIES

We have had problems with Banks foreclosing on Properties, but they leave the former property owner's names on them so they don't have to be responsible for maintenance. I had a case where the former owner produced the foreclosure papers and notice of sheriff sale to our office. Then, the bank **decided not to put it up** for sheriff sale, but left the property owners name on it. This was the property at **409 Welsh Avenue, which burned down**. The bank is located in Florida.

I had an inquiry from "Five Brothers Default Management Solutions," in Warren MI, which asked if we adopted an ordinance that **requires banks and mortgages companies to register vacant, defaulted or foreclosed properties with us. We don't have an ordinance like this, but I ask Council to consider having one adopted.** It will give us some help in dealing with these banks.

Ordinance 1007, which pertains to Occupancy Permits

In order to find a way to provide better enforcement, I have been reviewing our ordinances. I came upon Ordinance 986, which required that all Refuse/trash bills be paid as a condition of obtaining an Occupancy Permit. This Ordinance was repealed in 2009.

I request that another Amendment to 1007 be adopted to include the payment of garbage fees, as a condition of obtaining an Occupancy Permit.

Rental properties are the ones who change occupants regularly; and have to apply for a new permit each time they get new tenants; so this Amendment would be helpful with them. If this Amendment requires them to **pay-in-full, the garbage bill for a property, before they are permitted to have it inspected and move another tenant into the unit**, we can cite them if they move another tenant in without first obtaining an Occupancy Permit

cc: Dave Buskirk
Mayor Slaczka