

Meeting Minutes
Property Maintenance Board of Appeals
Wednesday, February 7, 2024, 1:00 p.m.
City Center Room 110
231 N. Dakota Avenue, Sioux Falls, SD

Members Present

Darrel Bartell (Chair), Tony Erickson, Aaron Goldstine, Ryan Knutson, and Brian Majerus

Members Absent

None

City Staff Present:

Kevin Smith (Clerk), Ryan Sage, Justin Sisson, Justin Christensen, Rollin Tiggelaar, Jonathn Parsons, Butch Warrington, and Neil King.

Others Present:

Krystal Phelps (arrived at approximately 1:10 p.m.)

ITEM 1. Call to Order and Quorum Dtermination

The meeting was called to order by Chairman Darrel Bartell.

ITEM 2. Welcome and Introductions

Board members and City staff were introduced

ITEM 3. Approval of Regular Agenda

Motion by Majerus, 2nd by Erickson to approve the agenda. Motion carried unanimously.

ITEM 4. Approval of 09/06/2023 Meeting Minutes

Motion by Majerus, 2nd by Goldstine to approve the minutes of the previous meeting. Motion carried unanimously.

ITEM 5. Public Input on Non-Agenda Items

None.

ITEM 6. New Business

a. Appeal No. 1-2024

Ryan Sage outlined the procedure for the meeting, including the City's initial presentation of documentation regarding the case and Ms. Phelps' opportunity to ask questions of City staff and present any information to support her appeal.

Justin Sisson, Property Maintenance Inspector for the City of Sioux Falls reviewed the code enforcement case history for the property located at 235 S. Euclid Avenue including:

- Notice and Order, Notice to Immediately Vacate issued August 1, 2022
- Notice of Ordinance Violation issued April 13, 2023
- Notice and Order, Notice to Vacate, Notice to Immediately Secure issued November 11, 2023.
- Notice and Order, Notice of Demolition issued January 5, 2024.

Mr. Sisson pointed out that that house experienced a fire and is currently secured and vacant.

Ms. Krystal Phelps, owner of the house addressed the Board and stated that she believes the house is livable. Ms. Phelps acknowledged the house has fire damage but feels it can be repaired.

The Board asked if the City's actions are the result of the fire damage. Mr. Sisson explained that the Notice to Vacate and Notice to Demolish were the result of both the fire and the owner's failure to make the previously-required repairs. Mr. Sisson also pointed out that the house does not have working utilities, which is also a cause for a Notice to Vacate.

The Board asked Ms. Phelps about her previous progress in making repairs to the house, and any plans she has for future repairs. Ms. Phelps indicated that she has communicated with various individuals regarding possible assistance and that she has removed some of the damaged items from the house.

The Board had additional discussion with Ms. Phelps regarding the level of effort and a timeframe that would be necessary to make the repairs and expressed concern regarding Ms. Phelps' capability to complete any repairs in a timely manner.

A motion was made by Majerus to uphold the Notice of Demolition issued January 5, 2024. The Board inquired about what options the Board has to modify the motion, or what timeline the City would follow if the motion is approved. Mr. Sage outlined the process the

City would follow to complete the demolition of the house. The motion to uphold the Notice of Demolition was seconded by Erickson. The motion passed unanimously.

ITEM 7. Other Business

None.

ITEM 8. Announcements

Mr. Smith announced that interviews will be taking place for the position of Neighborhood Services Manager within the next week.

ITEM 9. Adjournment

The meeting was adjourned at approximately 2:20 p.m..



Secretary