



CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES

MAY 6, 2025

1. **CALL TO ORDER**

Chairman Vasquez called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairman Marvin E. Vasquez, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Greg Liskey, Daniel Welsh and Eddie Young.

Absent: Nick Farrell (excused)

Staff Present: Assistant City Attorney Hillary Griffith, Board Attorney Jacob Schumer, Planning & Zoning Director Kelly Carson, Code Enforcement Supervisor Chris Gonzalez, Code Enforcement Officer Lance Paraszewski, Lieutenant April Durias, Seargent James Avila with Recording Secretary Colene Rivera and Sarah Morris.

2. **CONSENT AGENDA**

1. **SWEARING IN OF PARTIES TO TESTIFY**

CEB Recording Secretary Rivera swore in Assistant City Attorney Griffith, Planning & Zoning Director Carson, Lieutenant Durias, Seargent Avila, Code Enforcement Supervisor Gonzalez and Code Enforcement Officer Paraszewski, who will be presenting testimony.

2. **APPROVAL OF MINUTES**

MOTION: Board Member Liskey moved to approve the April 1, 2025 meeting minutes. Seconded by Board Member Welsh and carried unanimously 6 - 0.

3. **HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**

1. **OLD BUSINESS**

A. **CASE # 24-362 – 1301 Inland Seas Blvd**

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required Building Permits

Sec. 18-91.5 Work Starting Before Permit Issuance

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-362

Code Enforcement Supervisor Gonzalez stated Case 24-362 for the address of 1301 Inland Seas Blvd continues to show progress by obtaining permits to replace AC units

on site. City would like to request the board postpone Case 24-362 to the next Code Board meeting scheduled for June 3, 2025.

Questions and Discussion

Board discussed interest in learning how many units have obtained building permits, what defines “progress” toward compliancy, inquired how many permits have been issued and how many inspections have been completed? City responded with Building department is allowing this location to go ahead and work on replacement of units prior to Building permits being issued due to delays in permitting process. Gonzalez will come back next month with specifics and details as to number of units with permits and inspections, etc. as requested by board members.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to postpone Case 24-362 for 1301 Inland Seas Blvd until next scheduled meeting on June 3, 2025. Seconded by Board Member Coleman and carried unanimously 6-0.

B. CASE # 24-680 – 114 North Street

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required Building Permits

Sec. 18-91.5 Work Starting Before Permit Issuance

Sec. 38-94 Accumulations of trash, junk, debris.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-680

Code Enforcement Supervisor Gonzalez stated Case 24-680 for the address of 114 North Street had been closed as of April 1, 2025 and this item was placed on this meeting’s agenda in error. No further action required.

C. CASE # E25-104 – 1640 Trumbo Street

Code Compliance Supervisor Chris Gonzalez

Sec. 38-94 Accumulation of Trash and Debris

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-104

Code Enforcement Supervisor Gonzalez stated Case E25-104 for the address of 1640 Trumbo Street continues to show progress in cleaning up the property for compliance. City would like to request the board postpone Case E25-104 to the next Code Board meeting scheduled for June 3, 2025.

Questions and Discussion

There was not any discussion for Case E25-104.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to postpone Case E25-104 until next scheduled meeting on June 3, 2025. Seconded by Board Member Woloshin and carried unanimously 6-0.

D. CASE # E25-088 – 228 Stanton Estates Circle

Code Compliance Supervisor Chris Gonzalez

Sec. 50-151 Prohibited Activities in Public Rights-Of-Way Owned, Controlled and/or Operated By The City.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-088

Code Enforcement Supervisor Gonzalez stated Case E25-088 for the address of 228 Stanton Estates Circle was found in violation of Section 50-151 - cutting down a tree in the easement area of the property without a tree removal permit. Gonzalez continued to explain the specifics and details in his effort to contact the property owner to work with him for compliancy. The property owner has refused various attempts of communication regarding this violation. Gonzalez requested the board find this property in violation and fine Case E25-088 \$250.00 per day until compliant.

Questions and Discussion

Board members inquired about reducing fines amount per day, if this property was homestead and is there confirmation that property owner has received violation notices? City staff advised board, they could determine fine amount in their motion, property owner had been receiving notices and this property is homestead.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Woloshin moved to fine Case E25-088 at the property of 228 Stanton Estates Circle in violation and issue a fine of \$250.00 per day until cured. Seconded by Board Member Vasquez and carried 5-1 with Board member Coloman opposed.

2. NEW BUSINESS

A. CASE # E25-125 – 14249 W Colonial Drive (946 Royal View Cir)

Code Compliance Inspector Lance Paraszewski

Sec. 118-395 Prohibited Uses and Structures.

Code Enforcement Officer Paraszewski stated Case E25-125 for the address of 14249 W Colonial Drive (946 Royal View Cir) has been found in compliance and requested to close this case.

