

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Minutes

Wednesday, March 12, 2014

4:00 PM

Roberta Lisle Kline Conference Room

Community Development Committee

*Commissioner Thomas Hawkins, Chair
Commissioner Randy Wells, Member
Commissioner Todd Chase, Member*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

CALL TO ORDER - 4:05 PM

ROLL CALL

Present 3 - Chair Hawkins, Member Wells, and Member Chase

ADOPTION OF THE AGENDA

Adopted

DISCUSSION OF PENDING REFERRALS

130591. Review of Pending CDC Referrals (B)

RECOMMENDATION

The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.

Approved as Recommended

121111. Inter-city Bus Travel (B)

This is a City Commission referral.

The Community Development Committee heard a brief update presentation by Transit Director Jesus Gomez on the inter-city bus status. After discussion, Commissioner Wells asked staff to provide information as to operating cost for express service which Mr. Gomez replied, to run two vehicles three times a day between High Springs and Alachua to Gainesville would cost \$250,000 per year.

After further discussion, the following motion moved by Commissioner Chase and second by Commissioner Wells was approved unanimously.

MOTION: *The Community Development Committee directed staff to report back with the following information: 1) staff research and provide basic data as to what other inter-city bus travel companies statistics are as to identify where all the services are and get some counts on them; and, 2) staff call the companies themselves to give an invitation to participate in our conversation about ways to co-locate our stops or taxi stands.*

RECOMMENDATION

The Community Development Committee discuss this item to provide more specific details of interest in regards to inter-city bus service.

130773. Landlord/Tenant Issues - Mold Concerns (B)

The Community Development Committee heard a presentation by Code Enforcement Manager Chris Cooper of this item brought up at a City Commission meeting in conjunction with Horizon House.

A few complaints on Horizon House have come in over the last few months about mold and what we found was likely climate related mold depending on the heat and

the age of the building where at least one maybe two issues a water leak is the cause of the mold. We have dealt with leaks and I think it is still ongoing as they have moved some folks out while they rehab the property but they are working on correcting that situation. The way the city's code deals with mold is not directly.

Our minimum housing code deals with a lot of structural and other different type issues with properties but where mold comes into play, we have a section in our code for only things like leaks and other forms of water intrusion. When we get a complaint about mold and we go to investigate, a lot of times that is what we will find; a water source. Those are the issues we deal with, we don't deal with the mold itself, we deal with the cause of the mold; leaking plumbing, leaks in roofs and windows that we are able to address through our current code but the mold itself would not be addressed.

The other section that can be used to deal and has been used to deal with mold in the past is our hazardous conditions section and that is basically a very small piece of our code that says if a hazardous condition exist, it is a violation. When we deal with mold in those cases we will have some sort of assessment that says the mold that is present is creating hazardous conditions for the person there through air samples that is obtained by the resident or some other source but not the city.

That is the extent of how the city's code deals with mold, there is not anything that specifically says there is mold present and required to be dealt with, it is always as the result of something else. Even in the case that there is a leak, the code does not say you have to remove the mold or you have to fix the leak. There are some cases the mold has damaged something that is required by the codes, drywall as example, which would have to be replaced because of that code issue not necessarily the mold that caused that issue. And that is typical where you will see in most cities and counties which don't deal specifically with mold, especially in Florida where mold is the result of climate issues; a naturally occurrence.

When someone calls us with a mold issue they are almost always there as renters and we always do an inspection because you never what are the causes and we may involve Building Inspection dept and others to help us out to try to figure out what is causing the mold. We refer the renters to the property owners and if they can't get results from them, we suggest to the renters they either go to a private legal service, Three Legal Service, or student legal services to try to get some relief through the landlord-tenant laws. From the city's perspective, that is the extent of what we do when faced with a mold case.

Layne D. Prebor, Jr. Esquire, Assistant General Counsel, UF Student Legal Services provided an overview of legal rights of landlords and tenants provided by the state of Florida; and, 2) Anthony Dennis, Dept of Alachua County Health Department discussed what the county does when they get mold calls and how they deal with those situations. Both guest speakers handed out important information on the mold present in a residence. The Alachua County Health Department maintains a list available to the public of certified indoor air quality specialists.

After further discussion with staff and input from citizens, the following motion moved by Commissioner Wells and second by Commissioner Chase was approved unanimously.

MOTION: *The Committee moved to thank all those who gave a presentation and to remove this item from the pending referral list and forward future mold complaints to Codes Enforcement.*

RECOMMENDATION

The CDC receive a presentation from staff and a representative of University of Florida Student Legal Services.

MEMBER COMMENT

CITIZEN COMMENT

Don Shepherd expressed his regrets that he wasn't elected as City commissioner to replace Thomas Hawkins and that he thinks the community will suffer regarding service to the public citizens. Additionally, Mr. Shepherd expressed that housing in east Gainesville needs more attention, that elderly citizens should be better taken care of by the city and also, that the meals-on-wheels program should be reinstated. Chair Hawkins thanked Mr. Shepherd for his comments.

NEXT MEETING DATE - May 14, 2014 at 4:00PM

ADJOURNMENT - 5:30 PM