

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, August 18, 2020 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

Rusty Caston attended via Teleconference. All other Building Commissioners attended in person.

Original agenda filed in the Office of the City Clerk at 10:00 AM on the 13th day of August, 2020.

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
Sam Gresham		Present	
John Lippert	Chairman	Absent	
Tori Raines		Present	
Rusty Caston		Remote	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes

- a. June 16, 2020

MOTION: Gresham moved to approve the June 16, 2020 minutes as presented. Raines seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sam Gresham
SECONDER:	Tori Raines
AYES:	Herzel, Gresham, Raines, Caston
ABSENT:	Lippert

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 6804 Avondale Drive, Nichols Hills, OK.

Mr. Joe Harroz, property owner, presented the application to the Building Commission. Mr. Harroz answered questions from the Commission concerning the drainage and privacy issues of the property.

Mr. Jonathan Little, with Capstone Estates, also answered questions on the drainage of the property.

Following discussion among the Building Commission Members, staff and the applicant, Commissioner Herzel opened the public hearing.

Mr. Armand Paliotta, neighbor to the property, spoke in favor of the proposed application.

Hearing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Raines moved to approve subject to the addition of adding 8-foot evergreens to provide a privacy screening between the property and the neighbors to the west of the property. Herzel seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Tori Raines
SECONDER:	Larry Herzel
AYES:	Herzel, Raines, Caston
ABSENT:	Lippert
RECUSED:	Gresham

- b. Certificate of Approval Application - 1111 Park Manor Drive, Nichols Hills, OK.

Anna Hernandez representing Tim Hughes Custom Homes presented the application to the Building Commission.

Following discussion among the Building Commission Members, staff and the applicant, the public hearing was open.

Mrs. Becky Johnston, neighbor to the property, spoke to the Building Commission Members about her concerns of the maintenance of the property, such as mowing and the placement of the portable toilet next to the street. Mrs. Johnston also was concerned that the building had started before any permits had been issued. Mrs. Johnston requested that the contractors be held to the City Code.

Mr. Charles Bartusch, Building Inspector for the City of Nichols Hills, reported that the work had already begun at this property without any permits or inspections. Mr. Bartusch asked that either the work be inspected to make sure the work is structurally sound, or the work that has been completed to date be removed. City Manager Shane Pate stated that work has been stopped until the application is decided by the Building Commission.

Mr. Kelly Hurley, Building Inspector for the City of Nichols Hills, spoke in favor of having an x-ray of the slab to insure the quality of the work.

City Manager Shane Pate stated that the City has in place the ability to revoke a contractor's registration to keep the contractor

from building in Nichols Hills. The City also has in place if a property is torn down, the contractor must put down a bond of surety for a percentage of the property.

MOTION: Herzel moved to approve as presented contingent upon receiving a satisfactory report from a structural engineer on the existing work that has been completed to date. Caston seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Larry Herzel
SECONDER:	Rusty Caston
AYES:	Herzel, Raines, Caston
ABSENT:	Lippert
RECUSED:	Gresham

6. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Building Commission.

Discussion, consideration, and possible approval of the following:

- a. **PUBLIC HEARING:** Discussion, consideration, and possible recommendation of approval of an ordinance amending Section 50-372 of the Nichols Hills City Code requiring certain documents submitted with Certificates of Approval applications be prepared by certain licensed professionals.

Following discussion among the Building Commission Members and staff the public hearing was opened.

Hearing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Raines moved to recommend approval to the Planning Commission subject to changes in the language in accordance to City practice. Gresham seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tori Raines
SECONDER:	Sam Gresham
AYES:	Herzel, Gresham, Raines, Caston
ABSENT:	Lippert

7. Adjournment

MOTION: There being no further business, Caston moved to adjourn the meeting. Gresham seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Sam Gresham
AYES:	Herzel, Gresham, Raines, Caston
ABSENT:	Lippert



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma