

MINUTES
BUILDING DEVELOPMENT APPEALS BOARD
AUDITORIUM OF LAWTON CITY HALL
November 10, 2022, at 10:00 A.M.

Meeting called to order by Chairman Barry Ezerski.

MEMBERS PRESENT: Mike Cornish
 Barry Ezerski
 Bryan Jones
 Mark Mitchell
 Mark Pippin

MEMBERS ABSENT: Joshua Dickson
 Barbara Ellis
 Arthur Patrick
 Charlie Wright

ALSO PRESENT: Charlotte Brown, Interim Community Service/Planning Director
 Tammy Branstetter, Record Secretary

3. Approval of minutes from September 29, 2022.

Motion by Cornish, **Second** by Pippin, to approve the minutes of September 29, 2022 as written. **Aye:** Ezerski, Jones, Mitchell, Pippin, Cornish. **Nay:** None. **Motion Passed.**

New Business

4. Approve the meeting dates for 2023 meetings.

Motion by Mitchell, **Second** by Pippin, to approve the meeting dates for 2023. **Aye:** Jones, Mitchell, Pippin, Cornish, Ezerski. **Nay:** None. **Motion Passed.**

5. Receive an appeal from Joey Jones, DBA Jones Construction Group, regarding the revocation of his builder's certificate registration with the City of Lawton and act as necessary.

 Ezerski stated this is not a court of law. We are going to hear the complaint/appeal and then have a discussion. Brown do you want to give us the details.

 Brown stated we received a complaint from Sasithorn Pisanjareonpong and Randolph Fritz in regards to the work that Jones had done at their residence. We have included in your packet pictures of the residence and the written complain. They have also filed a lawsuit against Jones. Jones had pulled two (2) building permits and both were for replacement of windows. Neither permit had inspections. The complaint we received was for one of the permits Jones applied for. It was for window replacement and not a total remodel like the pictures show. The complainants are here if you have questions of them.

Pisanjareonpong stated my name is Sisthorn Pisanjareonpong and the address is 1116 NW Columbia, Lawton, Oklahoma.

Ezerski stated explain to us what happened.

Pisanjareonpong stated may he speak for me please.

Ezerski stated yes, that is fine. Can you state your name sir.

Fritz stated my name is Randell Fritz. Mim hire Jones to remodel her home. Over the course of six (6) months nothing was it completed. In December of 2021 Mim tried to get into the house for inspection and Mr. Jones had removed the key. When we contacted him about the key, he said he had hired a plumber to do some work and he took the key. Nicky was going to replace the key. A couple of days later the key had still not been replaced. We contacted him again and he finally replaced the key. We saw that no work had been done. We asked Mr. Jones to come into the office to speak with us. At the very first meeting he was very aware there was a timeline for this job to be completed by the first of the year because we had to vacate the house she was living in. Jones stated it would be done by the 1st of January and it was not completed by the 1st. We met again and told him it had to be completed by the end of January. He offered to pay for the move, storage and one of his rental homes for Mim to live in. The rental house was trash and not livable. He said he would pay for a hotel for her and her elderly father to stay in. He only paid for the move and rental for the first month. Mim and her father became homeless for about three (3) months. They lived at the Choice Suite. Mim has moved in with me and her dad is living with her sister. Her father was severely injured while living at the hotel. He was not responsible for it but it would not have happened had they not been in that situation. Jones was supposed to add Mim into his writer on his construction insurance. As far as we know Mim was never added. After filing the complaint, the city inspectors came over and the only permit they could find was for the windows. Those were installed improperly. No work has been completed on the home other than demolition. He hired a crew to demolish it and left. We have photographs. Mim had contact with him until February 1st. After that all communication ended. He did not pay for anything. Mim had to support herself in her living environment which caused a considerable amount of financial burden. Jones stated people were working on the house and nothing was being done. He had no communication after a specific date stating how he was going to resolve it. She sent him notes asking him to pay the rent and he did not. He offered no assistance to Mim. Mim hired Steven Crow, an attorney, and we are currently in litigation. There is an upcoming court date that we are hoping will be successful. I included Mr. Jones' history. This is not the first time this has been done. I received information from someone Mr. Allen when Jones arrived in Lawton about what he had done in another community. Allen told me a little about what had happened. In your packet you will see he has done this in Florida. He collects your money and demolishes the house and then walks away. He has liens against him in many different places for the same things that he has done to Mim.

Ezerski stated in your complain you stated that you had paid \$15,000 dollars.

Fritz stated Mim gave him \$15,000. The first check was \$8,537.29. There were two (2) checks for a total of \$15,000.

Ezerski asked what did he state the payment was for.

Fritz stated to purchase items and the permits to get the project started.

Cornish asked when is the court hearing.

Fritz stated there is a judgment hearing on the 17th of this month.

Pippins asked if you paid him in September why did you give him more money in October.

Fritz stated this project was started in June of 2021.

Pippin stated the first check was written September 2021. Almost a month later another check was written.

Fritz stated he asked for those payments. It was not until November or December we started to get suspicious of his activities. She made the payment, they did a little demolition and walked away. He has not been back since.

Ezerski asked is the home still in that state.

Fritz stated yes sir.

Jones asked was it your understanding that the payment was to purchase materials.

Fritz stated yes.

Jones asked has that been delivered to the job site.

Fritz stated there are a few items within the house.

Cornish asked are the windows installed.

Fritz stated I believe two (2) were installed and the other six (6) or eight (8) are sitting on the ground.

Ezerski asked outside or inside the house.

Fritz stated inside the house.

(In audible)

****Fritz stated if there are things piled up in what is left of the kitchen those would be the after pictures. This is an after.

Ezerski asked what all was supposed to be done.

Fritz stated there is a plan that was included in your packet. It was to some walls. I also believe there is an itemized sheet that says from Mr. Jones that itemizes what he was to be doing within the home. About 15 pages back there is the contract. A complete renovation which also was for jacking up the floor. It is not written on here but it was a verable agreement that he would

jack the floor to center it out. That we do have on camera stating that he was going to do that. Unfortunately, I couldn't download that and bring it to you at this time but it is available.

Ezerski stated so foundation work.

Fritz stated yes, a complete kitchen, bath, refinish hardwood floors, new windows, paint, drywall, repairs, cabinets, appliances, granite countertops, electrical upgrades and the HVAC system was suppose to be done as well. This is his hand drawn plan for the home. The home was originally a 2 bedroom home and she was converting it to a 3rd bedroom and the kitchen was very important and new bathroom that had to be installed.

Ezerski asked for this type of renovation how many permits would be necessary for this.

Brown stated it would be one (1) permit for a total remodel. We would have looked at electrical, mechanical, plumbing and all that as well but he only submitted for a windows replacement permit. On a remodel we would have included the windows if they were being replaced as well.

Pippin stated (in audible) or do something first.

Cornish asked have we pulled his license.

Brown stated yes we have. We have revoked it.

Cornish asked due to their complaint.

Brown stated due to their complaint and the fact that the two (2) permits that were pulled there were never any inspections completed on them.

Pippin stated (inaudible) was he told to do anything.

Brown stated yes, that is part of the permit.

Ezerski asked are there any other questions. Thank you.

Fritz stated thank you.

Ezerski asked Mr. Jones are you ready. Please state your name and your address.

Jones stated Joseph Jones, 1315 SW Cornish Avenue.

Ezerski stated please tell us your side of the story.

Jones stated I was friends with this couple before they were divorced. Mim had purchased the home that she wanted to have renovated. I have been doing this for 22 years so we had spoke about remodeling her home so I went and look at it. We agreed upon a price. There were some issues with the foundation. The outer well was buckling and the center had a pretty bad bow in it. I did say that we had to jack the house to get it leveled back out which you have to do before you do any type of framing or drywalling. You have to stabilized it before you do any type of

framing. We started the demo and cleaning out the trash. It was taking a while and to be honest the reason I was dragging it out was because we had to order windows that I got pretty quick because I got them from Pennsylvania. Usually that is a four to six week turnaround and then she wanted a custom window for her master bedroom which took twelve to fourteen weeks. She wanted a custom bay window and I have all that documentation where she and I had spoke about it. So we ordered the window. The initial payment she gave me before that payment was received I had filed for permits. Now when I went in to do the permits I spoke with Rowan directly. I told him what was being done. The drawing was given to Rowan because he needed to know what windows were going where and what kind of windows were going in. That was provided to him. I had to actually go back and change it because she had change the windows in the bedroom to the bay window. So I had to make that amendment on the permit. We never got to that point to do it. While I was pulling the permit. I'm not a license electrician, plumber, HVAC so I can't pull those permits because I'm not licensed to do so nor do I ever claim to do so. I'm a general contractor. With that being said I had Titan which is a foundation company out of Oklahoma City to come down and see what we needed to do to jack the foundation up. O'Hare which is out of Oklahoma City he is the plumber and Danny Jones he was going to do the HVAC. Other materials purchased before we received a dollar from them was delivered to her home before we received a dollar from her. The permits were pull before we received any type of money from her. All that stuff was being place in the house. It has been there and it hasn't been removed. When I say materials there is framing materials, plywood, the HVAC system. The furnace was there but the condenser is at my office because she had asked us to keep it so it wouldn't be stolen. I also have a stainless steel appliance package that was bought because she wanted to get the package at a black Friday sale to save some money. That package is still sitting at my office as well. There are plumbing materials in there and conduit. The plumber gave me a list of what he needed I went and purchased those materials and they are sitting in the house. This has been an ongoing battle. The keys have been removed from the property on January 19th not December and they weren't removed by me they were removed by her husband. The text message was on the 17th of January and the plumber had mistakenly left them in his pocket. I had to get the key back from him I didn't get it in there that day as he stated but I did get in there the next day and it never left again after that. This has just been a bad experience to be honest with you. Regarding the other permit that you talking about I'm the co-owner of that house. Rowan told me that the permit is invalid and I can't do anything with it. He told me the same thing about the permit that I pulled for their house. The permit is only good for 180 days so if it passes that 180 day mark I have to file for a new permit. The reason there was no inspection was because the work is not done. Why would I call someone to inspect the job with the work isn't done. That is standard and what is written in your guidelines. Other than that I also have an attorney. She has been provided all the receipts. There is an active lien against the property because there is a balance of what has been paid to me and what materials and stuff is in the house. She filed a theft claim on the HVAC system. I have all that paperwork from the insurance company. They said that I stole the HVAC system. I have all that stuff. He provided it to me with pictures of the new unit sitting in her house. Then he came to my office and seen the physical, he checked all the serials numbers and everything checks off. I really don't know what else to say on my side. I'm also represented by Mr. Newcombe across the street. I have provided everything that he has asked for and given it to him. Honestly, with the frustration that has come behind it I have expressed this a few times. I do no work in Lawton. Zero. Zero work. This has been a total experience. If I don't need my license to do work on my own properties then I don't need that license. As long as that is clarified with everyone here and it is provided to me in writing. Before Janet left she made it clear that if I owned the properties I didn't need a contractors license. If that is the case by all means if you don't want to return my license that is fine. I have no interest in doing work here anyway. I do my work in Oklahoma City and Kansas. I'm really never here.

That is why I got the license because I own rental property here. If it is verified that I don't need a license to do work on my own properties then I guess we can all agree that is fine.

Ezerski stated can you clarify something. Did you say you have ownership in this house.

Jones stated not this house but other houses. The other house that Charlotte is talking about I'm the co-owner of that house. I'm an investor of that account. There are two (2) other partners and it is for sale right now because the other partners can't get along. There are a bunch of other houses for sale as well.

Pippin stated I have a question for Charlotte. If I own a property here in town (can't understand) or does it become commercial property.

Brown stated the way that the code reads is if you own a residential property then you can do the building work. You can't do the electrical, mechanical, or plumbing work because that has to be done by a licensed contractor. You can do the building work without a contractors license if you own the property.

Cornish asked is that for commercial property.

Brown stated it is for residential property only. Commercial property requires a building contractors license.

Jones stated then I may want to hold on to my license because I do have property here that I intend to do commercial buildings on.

Ezerski stated so you are saying that the money that was given to you have spent on materials.

Jones stated materials, dump fees at the landfill. All those receipts have been provided to Mr. Crow her attorney. My attorney provided all that to her. The only receipt that wasn't provide was for the HVAC system. The reason I wasn't able to provide that was because it is hell trying to get corporate to send a receipt from over a year ago. But the unit and everything is sitting in her dining room. There is paint and electrical fixtures.

Ezerski asked are you saying, because ultimately you need a remodeling permit for the entire project, when you went to the city they didn't mention that.

Jones stated no, because I wasn't the person who was doing the electrical, plumbing or HVAC.

Ezerski stated you are the general contractor.

Jones stated I'm the GC but I can't put permits on something that I'm not licensed in.

Brown stated the way that the city does it we have one GC that oversees the entire project and then all the trade contractors work as your subs. So, you would be responsible for getting the building permit and then you would hire the trade contractor to work for you and then they would call for the inspections.

Jones stated it wasn't explained that way to me. That wasn't explained to me until we sit down and had the meeting about my property at 67th and Bishop.

Brown stated okay.

Jones stated that was never explained to me because you know I would have done it.

Brown stated okay.

Ezerski asked so when you showed the drawing to them they were just interested in the windows.

Jones stated yes, the placement of the windows on the house and the style of the window that was going in because of the roof replacement.

Ezerski asked and when you were notified by the city that this was about to happen did you meet with the city to explain.

Jones asked about what was about to happen in this meeting. Honestly, I haven't been in town. I'm just being honest. I've been in Kansas City. I have spoke with my attorney about it and I spoke with Janet about it. She said come in and tell you what happened and plead my case. My attorney was unable to come this morning because he had court. He has other documents as well.

Jones Bryan asked at some point were you locked out of the property.

Jones stated January 19th. That is why there is still trash in there because we could not get back in there to get it out. There is material in there. Like I said she has material at my shop that she has bought and paid for. There is a little tile that she picked out. That stuff is still sitting in a corner in my office. She is entitled to that. She paid for it. There is nothing that I can do with it. It is past a year so I can't return it. That was brought up. They asked if I could take the material back. Taking it back and giving her the \$15,000 back. I have other properties that I can use the windows and stuff in but that never got back to me from her attorney. My attorney reached out to her attorney to offer that settlement. I paid for the house. I offered them one of my rental houses \$which has been leased for the past two (2) years so it is liveable. I paid for the moving and hotel. The hotel I asked for the receipts to. I'm entitled to them. I paid for them and I'm helping someone out. At the point and time I considered them friends. That is why out of my heart I helped them out. I didn't want them stuck but it went way left and obviously this is where we are today.

Ezerski asked when you first realized that you was not going to make the contract date to finish the property did you contact them to left them know.

Jones stated I was in contact with them every day. Mr. Fritz made it very clear because we also grow cannabis he made it very clear because he was coming back and forth from my personal home because he was teaching my wife how to grow cannabis. He was mentoring her. So we would see each other daily if not every other day. Multiple times in a week. He made it very adamant that he wanted nothing to do with it. They were going through a divorce and he wanted nothing to do with the house. He would say deal with her. Anything I got or any information that

I got I made sure to present it to her either through text or phone or went to her place of business and spoke with her personally. I was very open with communication. After the keys were removed from the lock box yes I started scaling back because the whole relationship got funny. To protect myself and figure out what was going on I stepped back.

Ezerski stated you said you are doing projects elsewhere.

Jones stated yes sir.

Ezerski asked during the time between September and December were you out of town a lot.

Jones stated I was back and forth. I have properties in Dallas and Fort Worth so I'm down there two or three times a week and also in Kansas City. I'm back and forth. I drove in from Kansas City last night to be here. I'm back and forth between the two. I do live here. I have multiple, over forty (40) houses here and plus my personal house. I also have a lot of land west of town.

Ezerski asked are there any other questions for Mr. Jones.

Pippin asked when did you start the demo.

Jones stated we started it I believe the end of September. Like the 26th.

Pippin asked so why is it still there if you didn't get locked out until January.

Jones stated there was no insulation in the house.

Pippin stated I mean the rising. The stuff is still in the floor.

Jones stated we haven't been able to get in to move it.

Pippin stated this happened in September.

Jones stated there is a lot of trash in there.

Pippin stated you didn't get locked out until January.

Jones stated there is a lot of trash in there.

Pippin asked why didn't you haul it off.

Jones stated we were focusing on some other things.

Cornish asked (inaudible).

Jones stated yes.

Ezerski asked are there any other questions for Mr. Jones.

Mitchell asked what kind of quotes did you get from the foundation repair people.

Jones stated \$7,000. They were going to pour three (3) piers and sum it up.

Mitchell stated that is a lot of work for \$35,000.

Jones stated the verbal conversation for the foundation we couldn't give them a set price on the foundation. If it was just shimmying it up I have jacks I could lift it and put shimmys on it. It actually needed piers of the settling underneath which caused it to buckle the way that it did. I don't have the equipment to do something like that. That was a conversation that was had outside of the original price.

Mitchell stated so you are telling us that the \$35,000 wasn't firm. There was other conversation.

Jones stated yes, because she added a window, siding, and other things that were added to the price and I have that through text.

Ezerski asked did you give them the price of how much extra it would be.

Jones stated yes, and they both approved it. As a matter of fact her husband at the time sent me the text message that the siding was a good price go ahead and do it. It was \$15,000. All of the conversations my attorney has and I believe he has sent them to their attorney.

Ezerski stated okay. Thank you Mr. Jones. The bottom line for us on the permitting process is whether he followed the city rules during the project and relaying this back to those who he is working for. That is what we have to determine. Whether he followed city rules or whether it violated those.

Fritz stated never once has he provided a receipt for any of the materials that he has alleged he has purchased. Those would have a date on them of when he actually purchased the materials. He says that he has given it to his attorney. As of yesterday speaking with Mr. Crow there has been contact. Nothing has been provided. As far as a lien against Mim and against that property that would have to have gone through a judicial process. That hasn't been accomplished. That isn't factual what he is telling you. Thank you. Also there is a young lady here that worked for Mr. Jones. She actually did the demolition. She can put the timeline on everything and also add if you are interested in hearing.

Pippins stated that is the court of law not us. Our issue is he needed the proper permit.

Ezerski stated right, we are just dealing with whether he followed the city rules and whether his license should be revoked because of that.

Fritz stated thank you. I appreciate your time.

Pippin stated it is evident that he didn't do the proper procedure to pull a permit.

Cornish stated he only pulled one.

Pippin stated we don't know what half that conversation with the city was. The intent was to do a lot of work and he did not get a permit for that. Charlotte, if we revoke his license does he have to wait to get it back. How does that work.

Brown stated if you uphold the revocation...

Cornish asked have we notified him by certified mailing that we were going to revoke his permit or did we just pull it after the complaint.

Brown stated it was not done by certified mail. I believe he spoke with Janet several times while she was still here.

Cornish asked do we have any of that in writing.

Brown stated no.

Cornish stated and Janet is not here either.

Brown stated no she is no longer here. So the code doesn't give us any appeal from you guys unless he finds we errored in judgment or anything like that and then it goes to City Council. There is not a timeframe so if you wanted to you can impose a timeframe on the revocation and then after that time we could reinstate his license.

Cornish stated so we could say since it is going to trial and after that is settled we could reinstate the license.

Brown stated yes.

Cornish stated I feel some of this is probably part Joey and some is probably Janet and some is probably miscommunication with the owners. The whole mess is miscommunication from start to finish. What do you think Mr. Mitchell.

(Inaudible for approximately 1 minutes and 30 second)

Brown stated we don't have anything in code that says this is how to do it. We can start looking at putting something in code that says you have to do this.

Cornish stated I think everyone should receive a thirty (30) day notice. We had a electrician with a solar panel that didn't have a journeyman on the job.

Brown stated we haven't revoked anything on him.

Cornish asked did we respond to him by certified mail. I believe that is how we left it.

Brown stated I don't think so. I know that we have turned this over to the state and our new building official is well versed on the issues with solar panel contractors. Rowan, would you come to the podium. They have some questions about the permit that was issued last year.

Ezerski stated I don't know if you are familiar with this case of Mr. Jones. The city is in the process of revoking his license. Apparently last year he turned to get a permit for windows but he was doing a full remodel. Do you remember anything about this. It is for a house on 1116 Columbia.

Dunaway stated I don't remember off the top of my head. I could quickly go pull the file but if he came in and said that he was just doing windows then I wouldn't have questioned that. If nothing had showed up on separate on the plans like a scope of the work I would have said he was doing these windows and I would have identified what windows he was replacing and what rooms. Then I would have given him a write up on that. Like if he is replacing a bathroom window there are a lot of requirements. We are looking to be sure it is the right size the right UH and all that. Sometimes the inspectors do come back and say hey this guy is doing more so they shut the project down and make them come back in and we will work for a remodel permit and encompass it all. I don't promise that they catch everything out there.

Ezerski asked is that permit good for six (6) months.

Dunaway stated yes, six (6) months.

Ezerski stated so if he just came in and said that they were looking at doing windows you wouldn't have questioned.

Dunaway stated it would have been a windows only permit. We probably do a hundred or so a year.

Ezerski stated okay, does anyone else have any questions.

Mitchell asked do you remember having a conversation with Mr. Jones who is sitting there behind you.

Jones stated honestly I don't. I talk to a lot of people. I'm sorry.

(Inaudible)

Pippins stated ____ comes out and inspects and you get a chance to fix it. Sometimes it slips through the cracks. (Inaudible)

Brown stated I will say that I was working towards doing a little more research and send him an email that stated we had had some complaints and this has been going on and then I would be instructed by my supervisor at the time to go ahead and revoke.

Cornish asked who was the supervisor at the time.

Brown stated Janet Smith.

Cornish stated and she is no longer here.

Brown stated no.

Cornish asked and where did she get her information from or did she just make it up.

Brown stated I don't know. We talked to her about it. We filled her in on the complaint. Dudley and Robert had gone out and done the inspection with Mr. Fritz. We gave her that information. I know that she had been in contact many times with Mr. Jones about some LURA property and some other potential developments within town.

Mitchell asked so we had inspectors actually at this property.

Brown stated Robert and Dudley went out. Dudley is out sick today and Robert is out doing inspections but they did go out after we received the initial complaint that came through the City Manager's office. They did go out and it was Dudley's recommendation that he file an actual formal complaint against Mr. Jones.

Mitchell asked and when was this.

Brown stated July.

Pippins asked did he file a complaint.

Brown stated yes, what you received in your packet via email was the complaint from Mr. Fritz.

(Inaudible)

Brown stated yes we provided that to Mr. Jones as well a couple of weeks ago. We sent it to him and Mr. Newcombe.

Cornish asked how long has it been since we revoked his license.

Brown stated I believe it has been a month.

(Inaudible)

Brown stated yes.

Cornish stated I think we need to revisit the proper procedures.

(Inaudible)

Brown stated so the inspectors went out, we had received an email from Richard Rogalski in the City Manager's office with Mr. Fritz's number and I passed it on to our chief inspector, Dudley Teeters. I asked him to contact him and go look at the property. He and Robert went out and walked through the house and when they come back they stated it was really bad. They stated they had done more than what the permit was pulled for and there was a lot of demo's. He told me that his recommendation to Mr. Fritz was to file a formal written complaint that we could put into his file. That is when we got all the other information that a lawsuit had been filed.

Cornish stated and that was last July.

Brown stated yes.

Cornish asked when did you notify Mr. Jones.

Brown stated that we had revoked his contractor license.

Cornish stated yes.

Brown stated September 21st. We emailed it to him and I believe we also mailed it certified mail. He got a letter notifying him that his license had been revoked.

Ezerski stated we don't have any type of procedure that says they are suspended pending revocation.

Brown stated no, we don't. The code literally says revocation building registration. No suspensions, no process, no procedures or anything for that.

Ezerski asked and based on what you saw there that was appropriate to revoke the license based on the recommendations of the inspections.

Brown stated yes.

Pippin stated because he pulled the wrong permit.

Brown stated for the wrong permit and for the work he had done and the original permit had been expired for several months at that and there had been no inspections requested at all. If there are inspections requested then we can go out we work them as much as we can to get them through the process but we had not seen any inspections for this address for this permit.

Ezerski stated part of the problem too is I know Rowan didn't know if he just comes in and says he just doing windows and pulls a permit for windows. You can't be a mind reader and know what is going on out there. There needs to be something out there that notifies people that if you are the GC you are overseeing everything and you have to get a remodeling permit if you are going to remodel a house. Do we have anything at the permit desk that outlines anything like that.

Brown stated we do have some handouts down there that talk about what to submit for permitting and depending on what type of permit. I believe we have some that say that the tradesmans work and at the very least if someone calls and ask "hey does my plumber need a permit" we say no they work under the GC's permit. I have visited with our new building official and we are working towards getting some standards written and some policies and procedures. There has been a Council Committee formed to discuss the permit process and procedures as well.

Ezerski stated that is a discussion for another day but I will get with you because I would like to find out who the chair of that committee so we can have some table talk with them about some of the things we are dealing with right now. What is the pleasure of the board.

Mitchell asked has Mr. Jones pulled permits before.

Brown stated no these are the only two (2) under his contractor license.

Mitchell asked was he provided the information that you are talking about as far as the rules and criteria for GC.

Brown stated I believe that he was.

Pippins stated I have pulled permits and they give you a whole list of things.

Brown stated like Doug did on the commercial side with writeup and Rowan has created multiple residential writeups that he gives with the permits based on the type that they are with the requirements.

(Inaudible)

Jones stated when you are doing remodels there are different extension on remodels. I mean when you are getting framing and structural framing then obviously you will need a different type of permit but if you are coming in and flipping house with drywall patching.

(inaudible)

Jones asked for drywall.

(inaudible)

Jones stated that information wasn't provided to me. I have been doing this for a long time. I didn't know anything about having to get drywall. I mean you have to get MEP obviously which I'm not licensed to do. They always pull their own permits. In Oklahoma I get every jurisdiction is different but I have properties in Frederick and you don't need a license there. I can do everything out there but MEP's. The MEP guys have to go pull their own permits. I can't pull even though I own the house and I'm the GC on the house I can't their permit.

(Inaudible)

Jones stated but that was the only permit that I needed when I explained. I was not doing the roof. The roof conversation came up because jacking the house some of the roof might pop. So that was brought to their attention but the roof was good. So we didn't need a roofing permit. The only work that I was doing was the windows, drywall, trim, paint, and floor. I explained that to them. So if any of that constituents a permit then I wasn't provided the proper list or whatever to say hey if you are doing XYZ along with the windows then you need to file for that. The plumber is pulling the permit.

(Inaudible)

Jones stated you are just adding pipes.

(Inaudible)

Jones stated but I'm not pulling the plumbing permit because I'm not a licensed plumber.

(Inaudible)

Jones stated it is not explained that way.

Brown stated the painting, trim and flooring by itself does not require a permit.

(Inaudible)

Brown stated yes that would.

(Inaudible)

Jones stated the bathroom was on the drawing that was provided to them.

(Inaudible)

Jones stated I would have learned by lesson back then instead of coming to you now.

Mitchell asked does the revocation of his license have a date or timeframe for how long.

Brown stated no.

Mitchell stated so we can entertain six (6) months.

Cornish stated maybe that needs to be in the code.

Mitchell stated yes.

Motion by Mitchell, **Second** by Pippins, to sustain the revocation for a period of six (6) months and in the meantime allow the building code supervisor the opportunity to create language that is clearer for the requirements for revocation of a license. **Aye:** Jones, Pippins, Ezerski, Mitchell. **Nay:** Cornish.

Ezerski stated the motion passes four (4) to one (1). Is there any other discussion.

Jones asked am I able to work on my own property.

Brown stated yes on the residential properties that you own.

Jones asked (inaudible)

Brown stated yes.

6. Discussion.

Brown stated I would like to introduce Ray Howard as our new Chief Building Official. He was an electrical inspector with the city before and then he come to us from the State as a CIV electrical inspector.

Howard stated thank you Mr. Chair and members of this committee. I'm Ray Howard I come to you from the State of Oklahoma Construction Industry Board. I have been an electrical investigator for them for the last eight (8) years. I left the City of Lawton as an Electrical Inspector and went to work for the State. I started at the city in 2011 working as your Electrical Inspector working under Mr. James Crow and at that time Mr. Mitchell was our Fire Marshall. So I am very familiar with the town. Happy to be back and I'm glad to see Mr. Jones out here. I actually live in Duncan and have a home there. Hopefully we can learn a little impartiality and elevate the City of Lawton as well. This is where we do most of our business and I certainly have family and lots of friends here. I had two (2) of my oldest children that actually graduated from Eisenhower High School when I did live here. I have close ties with the community and I appreciate the opportunity to be your Building Code Official.

Ezerski stated thank you Mr. Howard. Welcome.

Brown stated also Heath Want has been named Fire Marshall.

Want stated you have all seen me a couple of different times tagging along behind Michael and Mitchell when he was here. I'm happy and willing to work with all of you. If you have any questions or concerns on the Fire side I hope I'll be able to answer.

Ezerski stated thank you and look forward to be working with you. Is there anything else.

Brown stated the November meeting is suppose to be next week. Do you want us to cancel the regular scheduled meeting for next week.

Ezerski stated yes.

7. Adjournment.

There being no further business the meeting adjourned at 11:00 a.m.

Motion by Mitchell, **Second** by Pippins, to adjourn. **Aye:** Mitchell, Pippins, Cornish, Ezerski, Jones. **Nay:** None. **Motion Passed.**