

Patricia West

From: Jeff Diebolt <jeff.diebolt@outlook.com>
Sent: Thursday, June 29, 2023 6:56 AM
To: Renée Barron; Patricia West
Cc: Eric Buckman; Greg Styczynski
Subject: Re: 2nd Notice of Orders on Condemned Property | 11 S 9th St

Renee,

Here is another example of issues that arise when unrealistic time frames are given for non obtainable goals set by the city - its currently raining (quite violently) I can't predict the future of the weather but if the rain persists throughout the day should our crew work unsafely or pause? I hope the rain will stop in the early am and if so I'll throw man power at it and attempt to guess at what will appease the city but if it doesn't really I am really not sure how to proceed.....

Jeff Diebolt
1-906-630-1414

Sent from my Verizon, Samsung Galaxy smartphone
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From: Jeff Diebolt <jeff.diebolt@outlook.com>
Sent: Wednesday, June 28, 2023 5:32:52 PM
To: Renée Barron <rbarron@gladstonemi.gov>; Patricia West <pwest@gladstonemi.gov>
Cc: Eric Buckman <EBuckman@gladstonemi.gov>; Greg Styczynski <GStyczynski@gladstonemi.org>
Subject: Re: 2nd Notice of Orders on Condemned Property | 11 S 9th St

I'll be on my phone for the rest of the evening and all of tomorrow. Was in an employee meeting until 510 pm today. Apologize for not being able to answer the phone.

Giving unreasonable demands and time frames is very personal. Threatening to "fix the problem for me" but not willing to help clarify what or how is very contradictory.

I will file the appeal tomorrow early I expect that will stop the threats until the next steps can be taken or a phone call can happen. Again I REALLY am sorry for not being able to answer the phone at that moment. I do not have any other important pressing issues going forward.

Jeff Diebolt
906-630-1414

Sent from my Verizon, Samsung Galaxy smartphone
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From: Renée Barron <rbarron@gladstonemi.gov>
Sent: Wednesday, June 28, 2023 4:54:13 PM
To: Jeff Diebolt <jeff.diebolt@outlook.com>; Patricia West <pwest@gladstonemi.gov>

Cc: Eric Buckman <EBuckman@gladstonemi.gov>; Greg Styczynski <GStyczynski@gladstonemi.org>

Subject: RE: 2nd Notice of Orders on Condemned Property | 11 S 9th St

Hi Jeff,

Commissioner Styczynski stopped in to talk with me regarding your issues outlined by Patricia below. We called in both Patricia and Manager Buckman and reviewed the details of the information back and forth. Commissioner Styczynski, Manager Buckman and myself then tried to contact you to discuss but you weren't available.

Because your deadline is fast approaching, I wanted to reach out to you one last time to try to resolve this issue. I can clearly hear that you are upset and I can assure the goal of the city is to secure that building from people and animals/rodents. The fence you have put up serves as a reasonable barrier to deter people from the site and we acknowledge that there has been some good progress to mitigate the issues. The site has been organized in a way that is also acceptable to the city. The remaining issue currently is securing the open portions of the building. **Your comments below definitely are getting very personal, and I think you may be losing sight of what is being asked of you.** We are simply asking that you secure the open spaces in a condemned building that is located on a busy street that doesn't have any building permits (yet), and we don't know how long it will be before you are allowed to close this structure permanently. This structure has been unsecure for over a month and it is time to correct the issue. **The city can't give you solutions to resolve the issue as that is not our role to do so.** If you are unable to secure the property or you won't do it, the City will have to take measures to do it for you. This is not a personal issue for us, it's just a matter of securing the building, please take care of the issue by the deadline posted (Thursday).

From: Jeff Diebolt <jeff.diebolt@outlook.com>

Sent: Wednesday, June 28, 2023 2:45 PM

To: Patricia West <pwest@gladstonemi.gov>

Cc: Renée Barron <rbarron@gladstonemi.gov>; Eric Buckman <EBuckman@gladstonemi.gov>

Subject: Re: 2nd Notice of Orders on Condemned Property | 11 S 9th St

Eric and Renee,

I have called you both - when can I get a call back?

Patricia,

I DID NOT receive your mail until Saturday / Sunday - past the due date. This email now has pictures vs the words in previous that were misleading at best when you were focusing on ladders and materials. I asked for an onsite meeting, that you ignored, so I don't see you as a viable contact any longer. Given my history with the City which well proceeds any employment you have we have always worked pretty darn well together. I asked for an onsite meeting for clarification and drilling down to solutions - reasonable ones, ones based in reality. You are are trying to paint documentation as the highest importance when solutions actually are.

---- I will emphasize that the city's codes apply to all property owners and residents within the city limits" ---- are you serious? Your brother has chipping paint, holes in his building, its a structure that's not livable, non operational utilities, ect. I am not trying to throw him under any bus but your statement doesn't jive well with reality. What about the OSF remodel? I could go on for days.....

To all,

I will fill out the appeal but last time it went to Eric / Renee before an official appeal was filed - again when can this be set up or does the city wish to bypass that step? As you know the process will be to appeal to the board - that will not happen (I assume) before the 4th of July. Can I expect the fines to continue to pile up in an attempt to bully me while I wait for the appeal process? Last time there was an appeal process cooler heads within the City prevailed and fines did not continue to pile up - bringing up as an example of past practice.

Jeff Diebolt

906-630-1414

On 6/28/2023 12:13 PM, Patricia West wrote:

Jeff,

Information on how to file an appeal can be found on page six of the formal notice you were mailed/mailed yesterday (06/27/2023). According to the current fee schedule, the cost to file an appeal is \$50.00.

We are requiring you to secure the two open entry points created during demolition accessing the section of the building which remains standing. I have included photographs below for you to identify the areas I am referring to.



The deadline set for June 29, 2023 at 11:59 PM is an extension of the deadline originally set for June 23, 2023. Given the City of Gladstone's Fourth of July activities scheduled for next week, it is essential that the structure be secured prior to the increased foot traffic anticipated on Tuesday, July 4, 2023.

Regarding the unattended materials left out on the site, we are not as concerned as we were last week as you have since implemented a physical barricade. Should the permit issuing process take longer than expected, and the job site become inactive, we may choose to revisit this. You will receive proper notice if that is the case.

While I am the point of contact for condemned properties, I assure you that both Eric and Renee are informed of every status update on this property, and the City of Gladstone is aligned in direction. Naturally, and as you have requested, the next step would be to appeal.

I will emphasize that the city's codes apply to all property owners and residents within the city limits. The City of Gladstone feels it best that communication regarding this condemned property be documented in writing moving forward.

Sincerely,

Patricia West
Code Enforcement Official
City of Gladstone

From: Jeff Diebolt <jeff.diebolt@outlook.com>
Sent: Tuesday, June 27, 2023 4:13 PM
To: Patricia West <pwest@gladstonemi.gov>
Cc: Renée Barron <rbarron@gladstonemi.gov>
Subject: Re: 2nd Notice of Orders on Condemned Property | 11 S 9th St

Patricia,

Please send the appeal paper work or guide me to where I can get it.

I have requested onsite meeting to get 100% on the same page - completely ignored.

Your email and it states "we recommend barricading off the portion of the property under construction from the public to reduce your liability of an accident" - that has been completed. If there was something done incorrectly then this should be communicated. But it appears you do not want pro active communication and just want to fine people. I can not BUILD anything onsite - Renee has made that crystal clear. I don't have a permit yet - if you need details of my conversation with Renee please see her. We have YET TO RESOLVE THAT. So sitting back and fining me for things - WILL NOT HELP.

During your emails back and forth you kept stating that ladders, materials, ect that could be attractive or a nuisance to children must be removed. I countered back that is how job sites are and you kept persisting. Especially when I countered how all jobsites look and work around town. Are those items ok now? I do concede that at that point it wasn't the most orderly - I apologized and rectified.

Your actual mail only arrived to me yesterday which is well past your original deadline - which wouldn't have been able to be meet because of your unrealistic time frames and the USPS. This further leads me to believe by your factual actions that you just are bent on me or this building.

So before BEFORE ANY other movement by me I am getting this resolved above you. I have done more in the past 2-3 months to rectify that buildings situation than the previous owner did for the past 3 years. FYI - this isn't how you proceed with me. Are you REALLY sure you want to nit-pic me here?

Your new deadline is also not realistic and won't happen. I am NOT ALLOWED TO WORK ONSITE. Even if I were allowed - no one has offered a suggestion as to what will suffice as a solution - I have asked. I am not going to be put in the position of guessing what's right and wrong. And no one has yet to comment on what is wrong with it - it is barricaded off as requested.

Again I am not doing a thing until other people are involved at this point. Let's actually get people together instead of hiding behind emails and fines.

IN CASE ANYONE NEEDS IT MY PHONE NUMBER IS: 906-630-1414. MY ADDRESS IS 703 MICHIGAN AVE, GLADSTONE, MI, 49837. READY TO COMMUNICATE TO COME UP AND UNDERSTAND EXACTLY WHAT NEEDS TO HAPPEN.

Jeff Diebolt

906-630-1414

On 6/27/2023 3:35 PM, Patricia West wrote:

Jeff,

Attached you will find a second notice of orders on the property **11 S 9th St.** The official notice was placed in the mail this afternoon and will be sent to your home address at 703 Michigan Ave. Enclosed within the notice is a \$50.00 penalty fine for failure to resolve the prior order outlined in the letter by the established deadline.

As outlined in the attachment, your new deadline to resolve the cited order is **June 29, 2023 at 11:59 PM.** Failure to meet this deadline will result in further fees or penalties.

Sincerely,
Patricia West
Code Enforcement Official
City of Gladstone