



**BUILDING AND STANDARDS COMMISSION
JANUARY 15, 2020**

**CLEBURNE CITY HALL – COUNCIL CHAMBERS
10 NORTH ROBINSON
CLEBURNE, TEXAS**

MINUTES

PRESIDING: Chairman Blake Jones

MEMBERS PRESENT: Gary Estes, Aaron Keen, Barbara Rose, Brent Kiel

STAFF MEMBERS PRESENT:

**Danny Wilson, Fire Marshal
Richard Grace, Building Inspector
Terry Broumley, Fire Inspector
David Clark, Fire Inspector
Miley Smith, Health Inspector
Kayla Wright, Code Compliance
Marlena Keller, Fire Secretary**

The January 15, 2020 meeting of the Building and Standards Commission was called to order at 9:00 AM by Chairman Blake Jones, who announced that a quorum was present.

The first order of business was to approve the minutes of the November 20, 2019 meeting.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Co-Chairman Gary Estes to approve the minutes of the November 20, 2019 meeting of the Building and Standard Commission. The motion was seconded by Commissioner Barbra Rose. All members approved.

The Agenda was presented by Danny Wilson, Fire Marshal in the order listed on Page 2.

LISTING OF PROPERTIES ON AGENDA IN ORDER DISCUSSED

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1513 W. WESTHILL DR.

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Interior conditions were noted due to an annual fire inspection. There was a concern for occupant's safety and the owners were required to get an assessment from an engineer. Engineer deemed building unsafe to occupy. Code compliance has had ongoing issues over the past several years for high weeds and grass. (leaky roof, mold, water damage, etc)

-Electrical Equipment – IPMC 605.1

-Unsanitary Conditions – City Ord 96.15; IPMC 302.

-Deteriorated Building Components – TX Local Govt Code Chapt. 54C; IPMC 304.1

David Isbell was present to represent the property. He stated that he is a construction safety consultant but he also works with a ministry called Shepherd's Watchman. He stated that he has been a friend of the pastor for many years. He informed the commission that he contacted a structural engineer and requested them to come look at the building and they have already recommended to the church that they demolish it. He said that it is in such bad repair that it needs to be demolished because it was cost way too much money to repair it. He stated that they also want to demolish the building that is behind it and then put the property up for sale to a developer or something like that. Mr. Isbell updated the commission that the pastor has been ill this past year and he was in the hospital with pneumonia the first part of the year, and then he had a hip joint replacement in late July/August and then he was in rehab for quite a while. He stated that the pastor had not even seen the first inspection report that the city had. He said that the second time it was sent the pastor contacted him and they got right on it. Mr. Isbell reported that he met with the fire department in December and they gave them a letter. He said that is what their intention is, they asked for their patience. He reported that they are going to get a building permit today and his contractor is there, and he has been doing contract work for 39 years and he has done demolition so that is their plan up to this point.

Commissioner Gary Estes asked Mr. Isbell how long he thought it would take.

Mr. Isbell responded that with the first building, if they can obtain a building permit today, then they hope to have that done by the end of next week. He stated that there will be an asbestos survey done.

Building Inspector, Richard Grace informed Mr. Isbell that he will have to have the asbestos survey done on it before he can obtain a building permit on it.

Mr. Isbell stated that there are still some items of the pastors, and his family just got back from a trip to Israel and if they do not get everything next week then they will remove everything and put it in storage on their behalf. He stated that hopefully by the end of next week but it may take a little bit longer depending on anything construction-like and the weather. He stated that their intention is to get it done as quickly as possible.

Commissioner Barbara Rose asked if they discover that there is asbestos, can they get someone there that quick.

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He stated that they can get someone there quickly to survey it and if they find something and there is more issues like that then obviously it would take a little more time. He said if the commission could grant them 30 days, then surely that would give them plenty of time to do that. He said that there was not an inspection done on the back building and for that one they will need a little more time than that.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to acknowledge the property as substandard and accept the property into Building and Standards; Commissioner Aaron Keen seconded the motion. All members approved.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 30 days until February 19, 2020 to complete demolition and bring the property back to a safe and sanitary condition; Co-Chairman Gary Estes seconded the motion. All members approved.

602 SABINE

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; High grass, junk debris, junk vehicle, unsecured and very dilapidated structure. Inspector had sent a notice to repair several months back and have had no response from property owner.

-Junk Debris – City Ord 96.15; IPMC 302.1

-Deteriorated Building Components – TX Local Govt Code Chapt. 54C; IPMC 304.1

-Dead or Diseased Trees, Brush or vegetation – City Ord 96.06

-Junk Debris – City Ord 96.15; IPMC 302.1

-Unsanitary Conditions – City Ord 96.15; IPMC 302.

-Junk Vehicles (27) – City Ord 95.45; IPMC 302.8

Barbara Anne King was present to represent the property.

Fire Inspector, Terry Broumley stated that they sent the first notice to clean and repair the property in September 2019. He stated that the property owner did contact us and told us they have a plan to repair and they have a family situation but there was no progress made on it in December. He said that they found it unsecured, there was a window open and someone had taken a window unit out, the electrical service had been cut, junk vehicles, junk debris and the exterior of the house is in really bad shape.

Commissioner Aaron Keen asked if this house was salvageable.

Inspector Broumley stated that they had seen worse than that be repaired, it just depends on how much money someone wants to invest into it. He said it is vacant.

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Barbara Anne King stated that they received the first notice and they did have some family issues. She said that she was ill and she could not make arrangements to have it cleaned up. She informed the commission that they are cleaning it up right now, they secured the window that was open and they secured another one that was broken, they have had the vehicle removed, and they have cleaned up the debris and everything outside of it. She said that the electric meter is not on because the wiring in the house made her feel unsafe leaving it on with no one living there. She stated that the house needs some work on it, the outside and the inside. She said there are some rooms on the inside that does need work, however for the age of the house is kind of solid. She stated that there are some rooms that her husband added on to the house that is coming apart. Mrs. King said that they were thinking about putting up some "for sale" signs and try to sell it. She said there are two lots that are there together. She said that she still has some items in the house that is her personal property and they need to do some cleaning. She said she will be there on weekends and people will be able to come see the property.

Commissioner Barbara Rose asked when the pictures were taken because the owner is saying that the property is cleaned up.

Fire Inspector, Terry Broumley stated that the owners did mow, picked up some trash and moved it out to the curb, and the junk vehicle is gone.

Chairman Blake Jones informed Mrs. King that if she plans to sell the property a couple of things need to happen. He said first, the city inspectors need to be allowed access onto the property to be able to generate a repair list. He stated that the junk debris needs to go, the property needs to be secure. He asked the city inspectors if there was anything else that needs to be taken care of immediately.

Inspector Broumley stated if the owners pick up and clean the property while they are in the sale process then the city can allow them time to get that done.

Commissioner Barbara Rose informed Mrs. King that she will need to notify any prospective buyers that this property is currently with the Building & Standards Commission. She informed Mrs. King that she would need to contact the city inspectors so she can get a repair list of everything that needs to be done.

Mrs. King stated that they did have a problem with the pipes because every other day her pipes were breaking. She stated that someone that used to work for the city had some people come out and they fixed the pipes in the kitchen, but she is not quite sure how the pipes are for the rest of the way.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to acknowledge the property as substandard and accept the property into Building and Standards; Commissioner Brent Kiel seconded the motion. All members approved.

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MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Co-Chairman Gary Estes to grant the owner 30 days until February 19, 2020 to get a repair list, secure the property and attempt to sell the property; Commissioner Aaron Keen seconded the motion. All members approved.

602 Atlantic

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Vacant Lot that inspectors have been dealing with for years in regards to high weeds and grass. Lot has been mowed, but dead trees and vegetation has not been addressed.

-Unsanitary Conditions – City Ord 96.15; IPMC 302.

-Dead or Diseased Trees, Brush or vegetation – City Ord 96.06

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that this is a property that they have had issues with for several years. He said that notices and citations were sent and phone calls were made. He said that this property belongs to the funeral home in Fort Worth so they went ahead and posted it to get the owners attention to get them put on a schedule to maintain the property. He stated that they did have someone mow the property and that person mowed grass, trash, bottles and anything that was there. He stated that they did not take care of the dead and diseased trees and it is kind of a jungle in the back. Mr. Broumley stated that this property is next to another Building and Standards property that was rehabilitated and looks nice. He stated that he talked to the owner a couple of days before and he informed the commission that the owner has agreed to clean up the property and get rid of the dead trees. He would like the commission to accept this property as substandard because of the trees and vegetation so that if the owner does not follow through then it is still in the building and standards commission system. He stated that he had told the owner that he would speak for him since they updated him on the phone and they have been cooperative. He said that he thinks they are going to get a good job done and the city inspectors are supposed to meet the contractors hopefully next week.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to acknowledge the property as substandard and accept the property into Building and Standards; Commissioner Barbara Rose seconded the motion. All members approved.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until February 19, 2020 to complete cleanup, removal of dead trees and vegetation on the property; Commissioner Brent Kiel seconded the motion. All members approved.

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910 FEATHERSTON

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Permits have been issued. Foundation repairs have begun. Very slow progress. (Any progress on Air quality test and remediation of mold).

Building Inspector, Richard Grace briefed the commission that when they went and took the pictures last week there was a foundation crew there and they were just leaving at that time. He stated that in the pictures, they can see where they accessed to go under the house and at that time they were just cleaning it out from under there so they could make room so they could do repairs. He updated that they were just getting started.

Chan Chung Ching was present to represent the property. He told the commission that they paid a long time ago but the company was busy.

Fire Marshal, Danny Wilson updated the commission and repeated for clarity that they contracted in November but the company is just now getting started on it.

Commissioner Barbara Rose asked to confirm that was the house that had the mold problem on the inside that had been painted over. She asked if the city inspectors had a chance to look on the interior of the structure.

Fire Inspector, Terry Broumley answered that it had not been recently.

Marshal Wilson stated that they were going to get someone to look at the mold issue and do an air quality test.

Chairman Blake Jones asked Mr. Ching if he could get someone over there to do an air quality test in the next 30 days.

Mr. Ching nodded his head in agreement that he could get that done.

Inspector Broumley stated that they know that mold is in there so they are going to need the owners to get someone to tell them how they are going to remove that sheetrock because they have to get rid of it.

Commissioner Aaron Keen asked about the contract. He stated that the owner had a contract since November. He asked Mr. Ching what is the time frame in the contract to have it completed.

Mr. Ching stated that he does not know.

Marshal Wilson stated that it does not look like there is a time frame.

Chairman Blake Jones stated that at this point it would probably be best for them to get someone in there to do an air quality test and in 30 days get a progress report on what has been done.

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Commissioner Barbara Rose directed Mr. Ching to have his son Tony talk to the city inspectors because they are going to require an air quality test on the mold on the interior.

Commissioner Aaron Keen asked to confirm that at the last meeting the commission granted 30 days to the owner to get that done.

Health Inspector, Miley Smith stated that the motion last time was 60 days to complete repairs.

Chairman Jones stated that the air quality control would be part of that the commission just needs to make it very clear.

Commissioner Barbara Rose asked the city if Mr. Ching got a repair list generated because that was discussed during the November meeting.

Building Inspector, Richard Grace responded that a repair list was generated early on.

Commissioner Keen stated to confirm that in the last 60 days they have got a contract just for the foundation without a time frame and that is where they are at.

The city inspectors confirmed that is correct.

Commissioner Aaron Keen stated that he would like to see some significant progress on this, otherwise it will drag along.

Chairman Blake Jones agreed. He said that he thinks they are going to have to be specific in their motion.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 30 days until February 19, 2020 to get an air quality mold test, to complete repairs and progress on foundation; Co-Chairman Gary Estes seconded the motion. All members approved.

406 S. Wilhite Street

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No change and no progress. Have had no contact from property owner. (previous comments: Have sent numerous violation notices with no response. Junk debris has been in the yard for years and house is unsecure. Have had no contact from property owner but she is receiving notices. Have had an interested party contact us.) Hope for representation.

David Dunnahoo was present as an interested party for the property. He said he has spoken to Ms. Hutto that lives in California and they had an agreement on a price but more issues have come up for the zoning on the property. He said it is a small lot like 50 feet wide and half of the lot is zoned commercial, half the lot is zoned multi-family which is an old plat. He stated that was a problem

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for him when he found that out because then if he buys it he has no idea which way it will go. He said it is not a big lot, so if it went commercial for some crazy reason then he has a 50x100 lot that is commercial. He stated he made her a second offer but have not heard anything back. He stated that he is still interested in the lot but he does not think that the owner has done anything.

Commissioner Barbara Rose asked Mr. Dunnahoo if he knows if the owner plans to rezone the property.

He responded that the owner stated that she would just donate it to the Cleburne Independent School District, but he does not know where that came from and he said that was the last comment he got from the owner. He said that the owner never had any further contact with him after he made his last offer.

Chairman Blake Jones stated that the structure is obviously unsecure.

Commissioner Aaron Keen asked what the owner could do about the zoning, being in California, what is her course of action to settle that part.

Mr. Dunnahoo said he talked to the owner after he talked to the city, and basically she would have to petition, fill out the form and get the property zoned multi-family or commercial. He said that he talked to Danielle, downstairs, after the meeting, and Danielle told him that she cannot tell him anything until he goes before the board. He said that in his mind it makes more sense to be multi-family but that does not mean that is going to happen and that is why he is scared. He said there are other houses surrounding it and down the street is a hair spa and is across the street from Rangaire Manufacturing Company. He said she spoke to the guy that owns Rangaire, but she said that he has not contacted her back. He said that there are duplexes behind the property.

Commissioner Barbara Rose stated that it looks like the property is more residential than commercial.

Mr. Dunnahoo stated that if he did purchase the lot that he would have to pay for the rezoning and it is just more money out of his pocket.

Fire Inspector, Terry Broumley stated that the city has dealt with this property several years before it was posted. He informed the commission that they get very little cooperation from the property owner. He stated that the trash and junk has been there for months and months.

Health Inspector, Miley Smith stated that the commission ordered complete repairs and cleanup at the last meeting.

Commissioner Aaron Keen stated that the city mentioned assessing civil penalties if nothing was done going forward.

Chairman Blake Jones asked if the penalties could be rescinded later. He said he does not want that to carry over onto a prospective buyer.

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Mr. Dunnahoo stated that the owner has almost \$3,000.00 worth of back taxes.

Health Inspector, Miley Smith stated that the commission also has the option to order the city to clean the property and then the city will send her the invoice for that and if the owner does not pay it then the city will file a lien against the property. She said that the owner would have to pay the lien off before she could sell the property.

Code Enforcement Officer, Kayla Wright stated that if the commission orders the city to clean the property and secure it then at least the structure would be secure and clean and then the city can have someone to mow it every month.

Commissioner Aaron Keen stated that if the commission assesses civil penalties with the owner having back taxes then it is likely that the city will never get that money back.

Commissioner Barbara Rose asked who has to pay those back taxes.

Fire Inspector, Terry Broumley stated that it is eventually going to go to the tax office and then will file suit against it.

Commissioner Aaron Keen stated if this property gets struck off to the city then they will have to assume those taxes at some point.

Commissioner Barbara Rose stated then if that does happen, then the city has the right to reject it.

Code Officer, Kayla Wright stated that they could put liens on the property and then over time it becomes more than the property is worth, then the city could push it to district court and the city could acquire it then do what the city needs to do with it.

Commissioner Aaron Keen said he really wants to find a remedy that is going to get the situation taken care of in a timely manner, and that is going to be productive.

David Dunnahoo said that he can try talking to the owner and that way he can tell her what is going to happen, in fact, instead of what he thinks would happen. He said that he could let her know that he is still interested in the property, and does she want to negotiate. He said if it turns into a big tax situation, and then it becomes less likely that he can deal with the owner, then at that time he will just say he will take the chance of the other option. He said that he offered to pay the back taxes for the owner and that way she would walk away with a little bit.

Commissioner Aaron Keen stated that Code Officer, Kayla Wright makes a valid point because the commission does want to make sure that the structure is secure because they do not want to make other people in the area suffer due to bad decisions.

Mr. Dunnahoo asked how deteriorated is the property, and if it was over 51%.

Building Inspector, Richard Grace said he would have to say that is over 51% deteriorated, but they have not made a list yet. He said those are the first pictures he has taken, and that back door was open.

Commissioner Aaron Keen stated that this is in the area that it is a public health issue.

Chairman Blake Jones suggested what if the commission ordered the city to clean and secure the property and also assess civil penalties.

Commissioner Gary Estes said that if the commission condemns the property then that might get the owner's attention.

Health Inspector, Miley Smith said that if the commission chose to condemn the property, then that might get the owner's attention, and the commission does have the choice to rescind a condemnation.

Commissioner Gary Estes said that anyone can see that the property would be worth less if they take the structure off of it, so it may encourage the owner to fix it or do something.

Chairman Blake Jones stated that he would rather assess civil penalties to get the owner's attention and then that way if the owner does not pay them then it could go to auction and then possibly the city could acquire the property.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to assess civil penalties of \$100 per day starting November 20, 2019 to continue for 60 days until January 15, 2020 not to exceed \$6,000.00 for an uncompleted prior board order and City of Cleburne is ordered to secure the structure and clean the property within 30 days until February 19, 2020; Commissioner Aaron Keen seconded the motion. All members approved.

104 COLUMBIA

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Have not made contact in the past 90 days. Making slow progress. Property needs to be cleaned of junk & debris. Recommend 30 days to call for inspections and to complete repairs.

Building Inspector, Richard Grace stated that they have not done any inspections recently.

Johnny Tran was present to represent the property. He said the last time he was there he said he would have it done late December but he ran into a problem with a contractor taking off with his material and did not show up to work. He stated that he also had a baby Tuesday so that set him back a little bit of time. Mr. Tran asked the commission for two weeks and then the last day he will be cleaning up and touching up here and there and then he should be done.

Inspector Richard Grace said that he has not be in there to do any inspections. He asked Mr. Tran what completion is there for the inside.

Mr. Tran stated that everything is already done on the inside.

Inspector Grace stated that there were no inspections that were called about it. He said that they are supposed to be in there and perform inspections while the work is being done, for example when the wiring is being done.

Mr. Tran said that they did the plumbing already and that Dustin did it.

Richard Grace said that it is possible that Dustin did it because he did do some of the inspections on it and he would have to go and check on that.

Mr. Tran said that yes, Dustin did do the inspections and he did the electrical also.

Fire Inspector, Terry Broumley stated that they really need the outside cleaned because it has been a mess for a while.

Commissioner Aaron Keen asked how much time is feasible to getting it cleaned up and presentable on the outside, along with checking on the records and finished up.

Mr. Tran said he would try to get everything cleaned up this week and touch up outside.

Commissioner Gray Estes asked the city inspectors if they want it to go to the city inspectors or do they want 30 more days.

Building Inspector, Richard Grace said that he did not have a problem if it is completely finished on the inside, then see that Dustin had done the inspections on it then he has no problem taking it back. He said if it was not done then he make sure it gets brought back before the commission. He said that there are things that he can show him that need to be done. He said the main thing for him to do that he can go ahead and get started on is get the junk and debris picked up.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to release the property to city inspectors; Commissioner Brent Kiel seconded the motion. All members approved.

305 MORGAN

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No significant change and no contact from owners. Interested party backed out of purchase due to title issues. Recommend sending to district court for them to hash out the title issues. (penalties \$3000)

Fire Inspector, Terry Broumley stated that they had some cleanup by the property owners so the yard is starting to look better especially the back yard. He said that there were several buyers that were interested in the property and they met inspectors there to go over what needed to be done. He said that they have heard is that the buyers cannot make a deal because of liens owed against the house so the title is not clear.

Joe Felan Sanchez Jr., Jessica Hill and Stefan Felan were present to represent the property. Stefan Felan stated that they are in the middle of trying to sell the property, but they just have some red tape of a medical lien that one family member put on there. He stated that they are trying to find him but they haven't, and the family member is out of state so they can't get in touch with him. He stated that is one of the major hold-ups on that. He said that they have been trying to get through this since October 2019.

Chairman Blake Jones asked if the property was still secure.

Mr. Felan confirmed that the property was still secure.

Chairman Blake Jones asked what work has already been done.

Inspector Broumley stated that there has been cleanup on the outside but the inspectors have not been in the structure.

Commissioner Barbara Rose asked the owners if they tracked down the heir what is their plan.

Mr. Felan responded that they have got with the heir's children and the last thing they got back from him is a storage building address and they are trying to backtrack from there.

Building Inspector, Richard Grace stated that once this house situation is worked out then the city inspectors do need to get in there and make a repair list.

Mr. Felan said that they are wanting to sell the property as is.

Commissioner Aaron Keen stated that if the property is over 51% deteriorated then the commission is going to say that it needs to be demolished anyways.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 30 days until February 19, 2020 to get with the city inspectors, get a repair list, and complete repairs; Co-Chairman Gary Estes seconded the motion. All members approved.

406 EUCLID

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Slow progress is being made. Request commissions guidance.

Teresa Gay Vore and her mother, Teresa Vore was present to represent the property.

Fire Marshal, Danny Wilson informed Teresa Gay Vore that he knows that her mom is here and they have talked to her mother before. He stated that in the past the city staff have asked Teresa

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Gay Vore before if she needed an interpreter and she responded that she did not need anyone. He asked Miss Vore if she wants her mother to be up there next to her in case if she needs some help in understanding with what the commission is saying. He stated to Miss Vore that she did not have to, but if she needed help with understanding then her mother could help. Fire Marshal Wilson stated that he would repeat everything that the commission says to her so she will be able to understand. He said that the city staff will make sure she has the minutes from the meeting.

Teresa Gay Vore stated that she gets disappointed because she is not able to hear them. She provided her hearing tests because she is beyond upset that Fire Inspector, Terry Broumley was saying that she was not deaf, which she is deaf. She said that he kept going over and over about it, but the thing is she has other things she has to do in her life too and she has been having truck issues.

Commissioner Brent Kiel asked if there was stuff being brought back out to the property.

Teresa Gay Vore replied no that she just has not had time and confirmed that she is always taking things away. She stated that she does a little of this and a little of that.

Chairman Blake Jones stated that at a previous meeting that Miss Vore said she was going to clean out the back room and have the foundation company come back.

Teresa Gay Vore responded that she never did clean out that room for the foundation company to come back and finish it because she had other things to do. She said that they are supposed to come back to finish that back room, the porch, and the front porch.

Marshal Wilson asked Miss Vore what is the plan for the van in the vehicle that the commission has asked her to remove.

Teresa Gay Vore stated that she has to clean it up and move it. She said her plan is to either sell it or get it fixed because nothing is wrong with it, it is just the battery. She said she has to clean out all of the things around the van so she can get it out. She stated that she is keeping the tool boxes.

Commissioner Aaron Keen stated that they talked a lot about plans of what they are going to do and what they would like to do, however unfortunately nothing significant has been done on the commission's request.

Marshal Wilson repeated what Commissioner Keen said to Teresa Gay Vore that she has stated plans of what she has been planning to do from previous meetings, but unfortunately there has not been any progress on those things that she says she will do. He said that progress has been very slow or not at all.

Teresa Gay Vore said that she wants to do the cleaning by herself because if they had other people around her, then it would have to be just one on one because she cannot handle too many people around her because her bipolar disorder would push the button.

Commissioner Keen stated that while he does understand that, the concern that the commission has is that this is a public health issue and if something were to happen like a fire, then that would

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put the lives of their emergency responders in danger. He said or if there was a crime then that would put the emergency responders in danger as well.

Marshal Wilson repeated what Commissioner Keen said to Teresa Gay Vore. He said that there is also an issue with the rodents and vermin that collects with her neighbors and all of that collects in her yard.

Teresa Gay Vore said that it will be taken care of quicker now because her foot is doing a lot better because she got an injection in it last Friday. She said that she will get it out of the way.

Marshal Wilson asked Teresa Gay Vore's mother if she had any input.

Teresa Gay Vore's mother responded that she is not trying to make any excuses but the two doctors made a decision about someone to put shots in it and they finally found out what was wrong with it because they did not know.

Marshal Wilson asked her if she had any input about getting this property remediated. He said that the city staff has talked to Teresa Gay Vore about it and talked with her mother about it, but at some point there has to be an end to this process. He asked them both if they had anything to add to what the city could do or what she could do to help get this moved along.

Teresa Gay Vore stated that her foot is doing a lot better and thank goodness it is not broke.

Building Inspector, Richard Grace stated that all the city inspectors are looking at is getting the exterior cleaned up. He said that the city staff is not worried about the house.

Fire Marshal, Danny Wilson stated that the reason that the city brought this to the Building & Standards Commission was for the exterior, all of the things in her yard that need to be cleaned and removed.

Health Inspector, Miley Smith informed Teresa Gay Vore that if this does not get cleaned up, then the commission could potentially issue an order for the city to clean the property up for her.

Teresa Gay Vore said that her foot is doing a lot better because she was getting to the point where she could not walk, and her knee is about burned out too.

Chairman Blake Jones stated that at this point, this property has been on the agenda for nearly 8 months so the commission needs to see some substantial amount of progress. He said if she could get most of the junk gone then that would be great.

Commissioner Barbara Rose stated that she would need to get rid of the junk vehicle.

Commissioner Brent Kiel stated that at this point he does not think that 30 days is possible for one person to make a difference in this situation. He said he guesses the alternative is to order the city to clean up the property, but he would like to hear what the commission thinks.

Health Inspector, Miley Smith stated that the commission can order specific items.

Commissioner Aaron Keen said he understands what the whole reason is that this property is on the agenda because the exterior of the property needs to be cleaned up, public health, and the harm that can be done, if the commission narrows their focus then what would have the most impact with getting things done. He stated that they need to be specific and state exactly what needs to be done that is obtainable.

Inspector Richard Grace stated that they could specify an area on the property so that there is no chance of just shifting around.

Chairman Blake Jones asked what difficult area of the property would be practically impossible for the owner to do by herself, he thinks that they should start with that. He stated that there are some mowers there on the property and all of that metal.

Teresa Gay Vore stated that some of those items she can put them on craigslist or 5mile to sell.

Commissioner Aaron Keen asked so why has she not already done that.

Fire Marshal, Danny Wilson asked Teresa Gay Vore when she plans to do all of that. He said that she has been telling the commission for 8 months that she is going to do all of that but it never gets done.

Teresa Gay Vore replied that she knows it has been months but she cannot focus and that is why she wants it one on one.

Marshal Wilson asked Teresa Gay Vore if they specified a particular area of her yard that the commission wants to be done in the next 30 days.

Teresa Gay Vore responded that she could try.

Commissioner Aaron Keen asked if it was feasible to have it sectioned off or should they say hazardous material that is beyond repair.

Code Enforcement Officer, Kayla Wright stated that, that is the entire yard.

Fire Inspector, Terry Broumley stated that the city inspectors could take pictures of the property in a systematic way and then the commission could review the pictures and choose a specific area.

Co-Chairman Gary Estes stated that the city does come by to do bulk pickup to a certain point. He said she could start putting out some of the wood or some of that out there.

Health Inspector, Miley Smith stated that she could pay for additional pickup and the city has done that in the past.

Code Enforcement Officer, Kayla Wright stated that this has been going on for ten years and every time the city has tried to get her to clean up it always turns into a family or medical issue or some other type of issue of the reason she could not do it. She stated she understand that, that is life.

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She said that this property is the most talked about. Kayla Wright said that when anytime she tries to get anyone to clean up or pick up then those people say they are not going to do it because the city is not doing anything about the property at 406 Euclid. She stated that the city has already been over to provide assistance to her in the past, city did more than they should have, they did not make her pay for dumpsters, etc. She said that she has offered help to Teresa Gay Vore, but she does not want any help and she understands but nothing has been done in 10 years. Officer Wright said that things get shifted around and when she received a citation from the city, she cleaned up just enough to not have to pay the citation and the property got back to this point again which it is a continuing issue.

Commissioner Barbara Rose stated that she knows that the owner does not want anyone over there but the commission is the one making all of the allowances. She said that the commission is bending and bending and hitting a brick wall. Commissioner Rose stated that this is too much to do for one person.

Chairman Blake Jones stated then it boils down to does assessing civil penalties is help or not.

Commissioner Aaron Keen stated that no, he did not think it would.

Chairman Blake Jones said so the commission could order the city to do cleanup which seems like the only option they have. He said that he thinks they should have the vehicles removed and then decide what sections they want her to work on. He stated then after that they could move forward and if they see no movement still they will have to talk about civil penalties.

Commissioner Aaron Keen asked Teresa Gay Vore if it was feasible for her to have that vehicle removed in the next 30 days.

Fire Marshal, Danny Wilson repeated what Commissioner Aaron Keen asked to Teresa Gay Vore to be sure she understood what was being asked.

Teresa Gay Vore said oh yeah, that is her next project on the left side of the house.

Commissioner Barbara Rose stated that she noticed another junk vehicle on the property in the inspection photos.

Building Inspector, Richard Grace informed the commission that, that was a trailer which has to go.

Kayla Wright stated that is also considered a junk vehicle. She said there is a bunch of engine stuff too in the back so there is numerous vehicle pieces and parts so it would have to be specific, for example this bed of this truck, this van, these three engines, etc. of whatever they happen to find.

Health Inspector, Miley Smith stated that Teresa Gay Vore just said that her next project was to remove the van and the left side of the property.

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MOTION: FAILED

NO AYES; 5 NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days to complete cleanup of the property and remove the junk vehicle; Commissioner Brent Kiel seconded the motion. All members did not approve.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until February 19, 2020 to complete the removal of junk vehicle, clean the left side of the property, and allow city inspectors to section off property to take pictures; Commissioner Aaron Keen seconded the motion. All members approved.

Fire Marshal, Danny Wilson repeated the motion to Teresa Gay Vore to make sure she understood what needed to be done.

Health Inspector, Miley Smith stated that she needs to understand that if this is not done that the commission could assess penalties.

Marshal Wilson repeated Inspector Smith's statement to Teresa Gay Vore.

1920 S. HWY 171

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No change and no contact from property owner. Hope for update. (request guidance from commission)

Fire Inspector, Terry Broumley stated that when they were out there yesterday, Mr. Finley has tires and wheels on the trailer, the tongue welded to the trailer and appears to be ready to move, and the secondary trailer he had it knocked down and he has done some cleanup on the property. He stated that the owner still has a long ways to go.

Don Finley was present to represent the property. He said he found someone to move it and he was supposed to meet them out there today. He said that he hauled those bath tubs yesterday afternoon and he got 1400 pounds of scrap hauled off too.

Commissioner Aaron Keen asked to confirm Mr. Finley if he got that done in the last week or so.

Mr. Finley confirmed that he had.

Commissioner Aaron Keen asked about the other days of the 60 days he was granted since the last meeting.

Mr. Finley stated that he was busy with the holidays and other things. He stated that the front trailer will be gone as soon as he get the guy out there today.

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Commissioner Barbara Rose stated that it looked like there was a lot of cleanup left to do. She said while looking at the inspection pictures if that was new.

Building Inspector, Richard Grace said that the owner has knocked down that trailer since last week.

Fire Inspector, Terry Broumley asked Mr. Finley if the trailer in the front was removed today then how long will it take him to completely clean up the property.

Mr. Finley responded that he guessed it would take him a month or two.

Commissioner Gary Estes asked Mr. Finley that he does have someone that is going to move it today.

Mr. Finley said he has two stacks of blocks, wheels on each side and the guy told him to take it down because he is going to move it. He said he does not want to take it down and let it sink down in the mud if it had wheels so hopefully the man will do what he says. He said the company name is A&A in Fort Worth.

Commissioner Aaron Keen said he did not think it is enough for what was agreed upon at the last meeting and procrastination has admittedly been done.

Commissioner Brent Kiel asked Mr. Finley why the trailer was not moved before today.

Mr. Finley said that he could not find anyone that would move it for the longest time. He said he has a truck that he can move it but he did not want to because he was afraid he would kill someone or something. He said he finally found someone last week.

Commissioner Aaron Keen asked to confirm that Mr. Finley is moving this to his other property down the road.

Mr. Finley responded that yes that was correct, he has a place in Rio Vista.

Inspector Broumley said that since the owner does have someone contracted to move the trailer and sitting there ready, they are moving along, even if it has been slowly, could they put a reasonable time frame on it to complete the cleanup.

Commissioner Aaron Keen asked Mr. Finley if he had the contract with him today.

Don Finley responded that he does not and he had not actually met the guy.

Commissioner Aaron Keen stated to confirm with Mr. Finley that the guy has not actually seen the trailer. He said that he knows that is something Mr. Finley has had trouble with is getting someone out there but then they come out and say they are not going to do it.

Mr. Finley said that he is supposed to be there today.

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Commissioner Aaron Keen stated to confirm that he guy has not been there to inspect the trailer and so there is no contract.

Mr. Finley said that no he does not have a contract he has only talked to the guy on the phone.

Commissioner Aaron Keen stated that he thought the commission had been clear on what needed to be done since they provided Mr. Finley with 60 days at the last meeting. He asked the city staff if the city could move it if the owner cannot.

Code Enforcement Officer, Kayla Wright stated that they could get it moved.

Commissioner Aaron Keen expressed his concern that the owner keeps saying he is going to move it, but it has been 8 months and nothing has been done.

Don Finley said that it had porches, electrical wiring, and plumbing all hooked up 8 months ago, and 8 months ago he was going to repair it. He said that all of that work he has been doing tearing it apart, he was planning on fixing it, but Willie Stevenson told him he would have to make it like a new house with new plumbing, wiring, heat and air and all of that stuff.

Commissioner Barbara Rose read a portion of the minutes from the November 19, 2019 meeting, that they have been more than lenient about this and if it is not done by January 15, 2020 meeting then the commission would have to assess civil penalties. She said now here it is, 60 days later and the guy is going to move the trailer today.

Commissioner Aaron Keen stated that there is no contract, which is what he mentioned before that has been a problem in the past for the owner.

Chairman Blake Jones stated that they could assess civil penalties or they could order the city to move the trailer.

Commissioner Aaron Keen asked if they could do it as contingent on if the owner does not get it done then the city will go and do it.

Health Inspector, Miley Smith stated that yes they could.

Commissioner Gary Estes stated that he thinks that the owner is trying to make progress and he says that someone is going to move it. He said that he drove by there the other day and he saw the owner under it and working on it.

Commissioner Aaron Keen stated that he does not want to do the penalties, he would rather have the owner make sure that the work is going to get done and report it to the city that it was taken care of today, and then if they could do some kind of contingency to make sure it gets done. He informed Don Finley to contact the city if he gets it done so the city does not go out there and remove the mobile home.

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MOTION: APPROVED UNANIMOUSLY

4 AYES; 1 NAY

Motion was made by Chairman Blake Jones to grant the owner 30 days until February 19, 2020 to complete cleanup and order city to remove mobile home; Commissioner Brent Kiel seconded the motion. All members approved.

109 E LONE STAR

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Permits have been issued. Making very good progress and staying in contact with inspectors.

Edgar Chavez was present to represent the property. He said he purchased the property 4 or 5 months ago and started working on it and they should be finished by the end of March. He said their electrician started this week and their plumber is to start today, mechanical comes next week and after that they will have their first city inspection. He said they are trying to keep it the same look and feel on the outside as the original as possible.

Building Inspector, Richard Grace stated that he had talked to the electrician about some questions and issues that he had.

MOTION: APPROVED UNANIMOUSLY

5AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 60 days until March 18, 2020 to complete repairs; Co-Chairman Gary Estes seconded the motion. All members approved.

111 & 113 E HENDERSON ST.

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No contact from owners. Sign posted on building "build to suit". Last meeting contractor stated they were going to submit plans and begin rehabbing. Hope for update from representative.

Fernando Martinez with Rent Ready Homes was present to represent the property. He stated they have been getting quotes for the asbestos which is the first thing that needs to happen before any construction can begin. He said then they need to clean up the interior with the junk inside which he has that scheduled to be done next Wednesday. He said he has a company coming down from Fort Worth and taking care of all the concrete that is in there, the trash and all of the items that were left behind. He said that the quotes they obtained were pricey, so he is under a contract with a company in Fort Worth and they are coming today to meet with him to do a full inspection to get an estimate. He said that they gave him a high and low end and he accepted it and now they are going to determine an exact amount will be. He said he is expecting it to have asbestos because of the age of the property. He stated that they have a repair list that he guessed was from the inspectors and he wanted to ask if there was anything that they could do before the asbestos like on the interior, maybe the windows.

Chairman Blake Jones asked if this was the property that there were some issues with it being water tight and cabling.

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Building Inspector, Richard Grace responded that yes that was correct. He stated that they do not know where the asbestos would be. He said as far as cleaning any of the junk debris on the inside would be a big step in the right direction.

Fire Inspector, Terry Broumley asked Mr. Martinez if they had someone look at it so they will know how they are going to repair the exterior.

Mr. Martinez stated that they had their in-house engineer look at it, but he is not very experienced in it because they are a very young company so they have talked to some that are there in Cleburne but they did not do commercial so they are looking for a company in Fort Worth so they can come and tell them if the cabling was done correctly. He stated or if it needs to be repaired, then how they would do the repair. He said that they definitely have the capital to do all of the work, and they have 5 contractors with them and right now they have 10 or 15 projects going on and he is mostly involved in 3 other hearings. He said with the asbestos that this is a first for them, most of their properties in Dallas or Fort Worth do not come up with asbestos.

Chairman Blake Jones stated that he would be okay with getting a progress report from them in 30 days if they could have a company decided on and inspections.

Mr. Martinez said he would be in contact with the city inspectors and he should have a structural engineer, and he said the asbestos, for sure, would be happening in the next few days. He said he would be in touch with the inspectors and he will bring the results to them and then after that they will get permits and start working the demo and all of that.

Chairman Jones asked if there were ever engineer drawings for the cabling before.

Health Inspector, Miley Smith that it was nothing that was approved.

Building Inspector, Richard Grace said that should be addressed when they get engineer drawings for the entire structure.

Commissioner Barbara Rose asked Mr. Martinez if when they purchased the property if all of the paperwork and things that had been with this property was provided to them so they are aware of everything they are dealing with.

Mr. Martinez responded that yes they are aware.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 30 days until February 19, 2020 to obtain asbestos report and meet with the city inspectors to generate a repair list; Commissioner Aaron Keen seconded the motion. All members approved.

1014 TRINITY ST.

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No change and no progress. No contact from property owner. (Structure has continually deteriorating. High weeds

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and grass. Have made contact with property owner. He had been under the weather and informed us he would begin repairs immediately. This was 2 weeks ago, and no change.) Hope for representation.

No one was present to represent the property.

Chairman Blake Jones asked city inspectors if there were a bunch of junk vehicles on the property.

Fire Inspector, Terry Broumley responded that yes there were. He said that the boat and the camper. He said that they are using the house as storage and there is no electricity to the house, the back yard grass is very high. He said there is a lot of damage to the exterior of the house like the rotten trim and holes in the roof. He said that the owner told them that he is using the house as storage. He said there was no repair list generated. He said the owner had not contacted them since the last meeting.

Chairman Blake Jones asked about the progress report stating that they made contact with them 2 weeks ago.

Fire Marshal, Danny Wilson stated that was from the previous meeting. He said that was prior to the first meeting.

Commissioner Aaron Keen asked how many junk vehicles were there.

Code Enforcement Officer, Kayla Wright said that there were three. She said there were two boats and one truck. She said before they brought it to Building and Standards she sent code enforcement notices to the owner to remove the vehicles.

Co-Chairman Gary Estes stated that since this owner decided to ignore the commission, maybe they could issue a small fine, just to get his attention for not responding at all and then that may show him that we are doing something.

Officer Wright said she could write the owner tickets for the junk vehicle, junk debris, etc. She said that the junk debris ticket is \$150.00, junk vehicles are \$175.00.

Health Inspector, Miley Smith stated it ranges anywhere from \$100.00 - \$2,000.00.

Chairman Blake Jones stated that they could issue a complete order and have the code enforcement officer to cite the owner for the violations.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until February 19, 2020 to complete removal of junk vehicles, junk debris, secure the structure, get a repair list generated, and the marshal to cite the owner for the junk vehicles; Co-Chairman Gary Estes seconded the motion. All members approved.

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449 CHASE AVE.

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Have had contact from the owners daughter. Property was cleaned and all junk debris left at curb. City staff has informed them sanitation would not pick up due to no water service. Stated they would have removed this past weekend, yet still remains. (request commissions guidance)

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that he thinks that the commission can release this property.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to release the property to city inspectors; Co-Chairman Gary Estes seconded the motion. All members approved.

✓704 E CHAMBERS ST.

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No change, except now there are more tires dumped on the property. No contact from property owner since last meeting. Hope for representation.

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that there has been no effort on this property.

Chairman Blake Jones stated to confirm that this property did have a representative on it at the last meeting.

Health Inspector, Miley Smith stated that yes it did, Cecil Darnell Walker.

Code Enforcement Officer, Kayla Wright stated that people will continue to dump if it does not get picked up. She said it is in an area with little traffic so it makes it easy for people to dump.

Inspector Broumley stated that the owners at 704 E. Chambers and 702 E. Chambers are different owners, but the owner of this property said he is an heir for 702 E. Chambers and had some legal issues to get through because it is in his father's name.

Chairman Blake Jones asked the commission how they felt about issuing civil penalties.

Co-Chairman Gary Estes said that he would rather that the city do it.

Commissioner Brent Kiel agreed that way it will be done.

Inspector Broumley stated that this is in an area that is starting to get cleaned up so it causes issues for the rest of the area.

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MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Co-Chairman Gary Estes to order the city to mow the property, remove junk debris, and trim the trees; Commissioner Aaron Keen seconded the motion. All members approved.

702 E CHAMBERS ST.

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No change and no progress. Same owners/rep of 704 E Chambers. Hope for representation.

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that this is the same thing as 704 E. Chambers.

Fire Marshal, Danny Wilson stated that this is Cecil Darnell Walker's father and he just has to get the property in his name.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Co-Chairman Gary Estes to order the city to mow property, remove junk debris, and trim the trees; Commissioner Brent Kiel seconded the motion. All members approved.

101 ROYAL

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; All permits have been obtained. Making good progress. New roof, new siding and in the process of installing new windows. Owners are keeping in contact. (Recommend 60 days)

No one was present to represent the property.

Building Inspector, Richard Grace said that he was taking pictures the other day and they had a majority of the work on the inside done. He said they are going to complete the sheetrock and he asked them to add one smoke detector. He said they are making really good progress.

Fire Inspector, Terry Broumley stated that they walked through the structure before they started covering up any studs and it is in pretty decent shape. He said that they finally got the outside cleaned up.

Inspector Grace said he spoke to them and they said they were going to remove the porch and put a new one there. He said where it sits on the property line that they could not do a cover for that front porch which he made sure he understood that.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 30 days until February 19, 2020 to complete repairs; Co-Chairman Gary Estes seconded the motion. All members approved.

506 E WILLINGHAM

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; No change and property is secured. No contact from owners. Hope for representation. (district court?)

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that at one time there was a potential buyer but there were so many problems with getting a clear title they think the buyer has gone away. He said that there are three heirs that think they are the owner and it sounds like they cannot agree on who is going to do what.

Commissioner Barbara Rose stepped out at 11:00 a.m.

Fire Marshal, Danny Wilson said there is no repair list for this property.

Commissioner Aaron Keen stated that he can understand why it is taking so long, and asked the city what they want done.

Code Enforcement Officer, Kayla Wright stated that for sure the interior needs to be cleaned out because it is a public health hazard for drug paraphernalia, feces, nasty stuff throughout the house.

Health Inspector, Miley Smith said that one heir says they are going to fix it and then another heir says they will fix it but no one can come to agreement of what they are going to do.

Fire Marshal, Danny Wilson stated that when they first posted the property they had some issues with the structure being broken into, but it seems like the last couple of months that has stopped.

Co-Chairman asked if the exterior is all cleaned up.

Inspector Broumley stated that it is 98% done.

Officer Wright stated that there are some holes in the drywall, the water meter is gone because someone took it.

Inspector Broumley stated that it would probably have to be torn down to the studs just due to smell inside.

Chairman Blake Jones stated to confirm that this is in the estate of Mary Frances Nix and she is deceased.

Officer Wright stated that is correct.

Inspector Broumley stated that he thought they said that there was no will.

Health Inspector, Miley Smith stated that district court would probably be their only option for the heirs to figure out what they are going to do.

Officer Wright stated that the city could clean it up, but they would have to order a hazmat company because of the condition it is in.

Commissioner Barbara Rose rejoined the commission at 11:15 a.m.

Commissioner Aaron Keen stated that as long as the structure is secure then he does not think that should be where the city's money is spent. He said that he knows how long these type of situations can take and it can take a very long time so he does not see a reason to issue penalties.

Inspector Smith stated that sending it to district court is their best option because they do not have anything to assess penalties on, there is no will and no real responsible party.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to release the property to district court and order the city to mow and maintain property; Commissioner Brent Kiel seconded the motion. All members approved.

605 E WILLINGHAM

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Tenant has almost completed the relocation process. Demo contractors have been out to assess. Recommend 60 days to complete cleanup and demo structure.

No one was present to represent the property.

Fire Marshal, Danny Wilson stated that he was contacted by the owner and the tenant is removing the rest of her belongings. He said they came in yesterday and showed him the permits. He stated that they are waiting on the gas company to cut the gas at the curb so they can do the demolition and that can take up to 20 days and as soon as it is done they are going to demolition the structure.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 60 days until March 18, 2020 to complete demolition; Commissioner Aaron Keen seconded the motion. All members approved.

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605 SABINE

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Property owner informed us that the lawsuit is almost complete and gave him the go ahead to begin demo of house. He is currently obtaining bids. Recommend 60 days.

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that he had talked to the owners yesterday and the owner plans to demo the structure. He said that he told the owner that he would present the case for him today and he was going to suggest that they give him 30 days to complete the demo because they had this property on the agenda for a very long time.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner Aaron Keen to grant the owner 30 days until February 19, 2020 to complete demolition; Commissioner Brent Kiel seconded the motion. All members approved.

606 S WALNUT ST.

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; New owners submitted plans. Contractor for sprinkler system has contacted inspectors. Property is being maintained and secure. Hope for representative/

No one was present to represent the property.

Fire Marshal, Danny Wilson stated that at the last meeting they had new owners and they submitted new plans. He said that they are waiting on the plans for the sprinkler system and they are waiting on them for the water flow and that is something they should have this week for the new owners.

Fire Inspector, Terry Broumley stated that they requested the new owners to address the plans for the exterior covering like how they are going to repair it and how it is going to look. He said the property is being maintained and it is secure.

Marshal Wilson said that this is going to be a lengthy process because the owners are going to keep as 5 units. He said that with the new owners that they finally were able to get a few things from them to get it process going. He said they submitted the stamped, engineer plans for them to review and that was in the last couple of weeks. He said those take some time to process but also takes some time for the owners to draw those up.

Commissioner Aaron Keen asked if there were any other permits that need to be pulled before they can move further along and what kind of time frame are they looking at.

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Building Inspector, Richard Grace said that once they get through this with the sprinkler system that any other permits needed will be pulled soon. He said the scope for this work is going to take a while.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 60 days until March 18, 2020 to complete repairs; Co-Chairman Gary Estes seconded the motion. All members approved.

1202 ALVARADO

Danny Wilson, Fire Marshal, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Making very slow progress. Inspectors are concerned with the quality of workmanship and the lack of knowledge.

No one was present to represent the property.

Building Inspector, Richard Grace stated that the owner started on the repairs and he started on the additional arrears. He said that he tells the owner things that he sees that are wrong while he is working but he does not know if they can make him get some framers. He said that he knows that the owner is not a framer and he does not know what he is doing. He said that the owner is not doing a terrible job but he is constantly having to coach the owner through it and he knows he should not be doing that. He requested the commission to do an order to make the owner get a licensed contractor and then they would have a lot better turnout.

Commissioner Aaron Keen asked if there was representation for this property at the last meeting.

Fire Marshal, Danny Wilson stated that the new owner came in for one of their meetings.

Fire Secretary, Marlina Keller stated that the property owner informed her that he moved into that house with his sons and was not going back to Florida.

Inspector Grace stated that when he went back on Friday the owner from across the street informed him that he just left so they know that he has been there for at least 2 days last week.

Fire Inspector, Terry Broumley stated that they could issue a stop work order on it and have the owner come in and meet with the city inspectors and inform him of their concerns of his substandard work or he is going to get red tagged. He said the substandard work that Richard Grace is talking about is well defined in the residential code for the foundation framing.

Chairman Blake Jones asked how long has it been since the new owner purchased the property.

Marshal Danny Wilson answered that it was sometime in October.

Commissioner Aaron Keen asked why the owner is adding onto the structure when the structure is substandard to begin with. He asked if they could put a stop order on addition until the substandard has been addressed.

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Inspector Grace stated that they submitted a building permit and he would have to check to see if that included the square footage for the addition or not.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until February 19, 2020 to complete repairs and city to issue a stop work order on the new addition; Commissioner Aaron Keen seconded the motion. All members approved.

Danny Wilson stated the City has no further business pending for this meeting of the Building & Standards Commission. The meeting was adjourned at 11:28 a.m.

APPROVAL OF MINUTES

APPROVED BY MAJORITY VOTE OF THE COMMISSION ON: FEBRUARY 19, 2019



Blake Jones, Chairman



Marlena Keller, Secretary