



**BUILDING AND STANDARDS COMMISSION
FEBRUARY 19, 2020**

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

MINUTES

PRESIDING: Chairman Blake Jones

MEMBERS PRESENT: Gary Estes, Aaron Keen, Linda London, Brent Kiel

STAFF MEMBERS PRESENT:

**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 February 19, 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 January 15, 2020 meeting.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner London Keen to approve the minutes of the January 15, 2020 meeting of the Building and Standard Commission. The motion was seconded by Commissioner Aaron Keen. All members approved.

The Agenda was presented by Miley Smith, Health Inspector in the order listed on Page 2.

LISTING OF PROPERTIES ON AGENDA IN ORDER DISCUSSED

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1208 W. LONE STAR AVE.

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Cleburne Marshals Office contacted FD about this property. Junk and debris in front & backyard. Property is vacant, unsecured, no electricity and interior damage. Neighbors stated it had been vacant for approx. 2 weeks and that vagrants had been sleeping in the storage buildings. Miley spoke with an attorney representing the lienholder on Friday. She stated they had just obtained control of the structure. I informed her of the issues stated above and she said they would try to get corrected this weekend. Said they did obtain a writ for Monday and should have locks changed this week.

-Junk Debris – City Ord 96.15; IPMC 302.1

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

-Electrical Equipment – IPMC 605.1

-Unsanitary Conditions – City Ord 96.15; IPMC 302.

No one was present to represent the property.

Commissioner Brent Kiel asked the city who was the attorney.

Health Inspector, Miley Smith stated that the attorney is in Dallas and she was requesting that the city not post the property. She said that they were informed of what the issues were and the attorney said that they were hoping to have it cleaned up this weekend, but that did not happen. Inspector Smith stated that she informed the attorney of the process and the attorney said that was fine. She stated that they were supposed to have the locks changed out this week.

Fire Inspector, Terry Broumley stated that the structure was unsecure, the back door was kicked in so they were able to get some interior photos but they did not generate a repair list.

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.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until March 18, 2020 to generate a repair list; Co-Chairman Gary Estes seconded the motion. All members approved.

101 S. PACIFIC ST.

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Structure suffered a fire in December 2019. The structure has been vacant for several months. Have now had contact with the owner Ms. Cornell Bailey. They have relocated to Texarkana, TX and are trying to sell the property. Were supposed to have someone look at this past Friday and let us know.

-Junk Debris – City Ord 96.15; IPMC 302.1

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

-Electrical Equipment – IPMC 605.1

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that there are several windows broken out. He said that no one has been there for a couple of months and they tried to reach out and contact the owners but they had no luck.

Health Inspector, Miley Smith stated that Mrs. Bailey contacted them last week and they told her they had an interested party that was going to go look at it. She stated that they told her that they would call her but she has not heard back from them.

Commissioner Aaron Keen asked when the fire happened.

Inspector Broumley stated that it happened around December 26th. He said it has been vacant for a while.

Inspector Smith stated that apparently they had already been gone a couple of months prior to that.

Inspector Broumley stated that in that area is a wooded area and in the past there has been lots of homeless people.

Commissioner Aaron Keen said that is what the commission's concerns are when this kind of stuff happens when a structure is not secure.

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 Chairman Blake Jones to grant the owner 30 days until March 18, 2020 to complete cleanup of the property and secure structure; Commissioner Brent Kiel seconded the motion. All members approved.

622 WOODARD AVE.

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Cleburne Marshals office contacted FD about this property in regards to high grass, junk debris in the back yard as well as a deteriorated structure. Owner has already begun obtaining bids for rehab. Hope for representation.

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-Junk Debris – City Ord 96.15; IPMC 302.1

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

-Unsanitary Conditions – City Ord 96.15; IPMC 302.

Fire Inspector, Terry Broumley stated the house has a lot of rotted exterior components, the trees are growing up around it, and the backyard had a couple of old tent structure debris. He stated that there is no electricity to the house.

Building Inspector, Richard Grace said that he was putting a repair list together for the owner so he will get that to him once he has completed.

Mike Hudson was present to represent the property. He stated that his intent is to bring it up to standards. He said that he started in November and he got the new appraisal for the property from the city and it went up 110% which made it worth repair. Mr. Hudson said that he applied for a loan and his plans are to lift the house 2 feet and put on a new foundation.

Chairman Blake Jones asked Mr. Hudson how long he thought it would take.

Mr. Hudson responded that he would like to have 60 days, but he does not know how long the levelers are going to take. He stated that his past experience tells him to not allow the plumbers or electricians in it until the levelers are finished otherwise there are issues between professions. He stated that he has already talked to an electrician and he will get a plumber in.

Inspector Grace stated that with the owner's plan they can get him that repair list later today, pretty much what they discussed yesterday out in the field with him about leveling it first. He said that he has dealt properties similar to this before. He stated that 60 days is going to be the minimum because it is going to take time once they get leveling done and he has some roof issues that he has got to get straightened up and make sure it is supported well.

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 Linda London seconded the motion. All members approved.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Co-Chairman Gary Estes to grant the owner 60 days until April 15, 2020 to complete repairs and generate a repair list; Commissioner Brent Kiel seconded the motion. All members approved.

316 MARENGO

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; We had assessed penalties on this property June 2019 in the amount of \$30,000. This property has a new

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owner who has already cleaned the property. No building permits have been obtained. The city requests to vacate the previous penalties.

Brad Marshall, owner of the company that purchased the property, was present to represent the property. He said that they closed in December and they started some work on the property at that time, doing some foundation work. He said that honestly it needs some foundation work, plumbing, electric to get it back up to code which is just the basic stuff. He said then there is cleaning up the interior, new sheetrock in spots, but he said that he spoke to Terry Broumley back in January on that so that is where they are. He stated that he was not aware of the penalties and he was able to get a clear title for the property. He said that 60 days will give him time where they can get it back into the final inspection.

Building Inspector, Richard Grace stated that he has been through this process before.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to vacate the previous civil penalties; Co-Chairman Gary Estes seconded the motion. All members approved.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 60 days until April 15, 2020 to complete repairs; Commissioner Aaron Keen seconded the motion. All members approved.

1513 W. WESTHILL DRIVE

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Structure has been demolished. Property needs to return to a clean, sanitary, and mowable surface.

Building Inspector, Richard Grace stated that the owners are making very good progress. He said that the way that they are loading the dumpsters and disposing them that they are separating it as they are going. He said that he spoke to the contractor and that they are doing this and they are going to do the other building after. He stated that the only thing that will be left to do after this is the foundation. He said that he told them that he would work with them when they do the other building that way they can bring in an excavator and be able to remove both foundations and all of the pavement out at the same time instead of renting the machine twice.

Chairman Blake Jones asked the Building Inspector if he recommended them keeping this property with the commission or will they be ready to start with a new build under his purview within a week.

Inspector Grace said that they are going to be continuing on demolition because they have to do the other building and the foundations at the same time so it will be a while before they are through with the demolition. He said that he thinks it will take them a little longer because there is more there than just knocking it down. He stated that with this building as close as it is to being gone,

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and this is all they have posted then he sees no reason for them to not release it to inspectors if nothing else. He said that they want to develop the entire piece of property so they are wanting to get rid of all of it.

David Isbell, American Safety Inspectors, was present to represent the property. Mr. Isbell said that as it was stated before, they will have all of the debris gone by the end of the week, weather permitting. He said they will move more slowly with the other building, it will take them more time with the permit that they got which includes that whole thing so they concur with everything that he said.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

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

602 SABINE

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Repair list has been generated but the structure is beyond 51% deteriorated. High grass, junk debris, junk vehicle, has been removed and structure is secure.

Fire Inspector, Terry Broumley stated that the building inspector and he met with the owner to generate a repair list. He said the owners said that they still have a couple of people that are interested in buying the property demolish the house and build a new house. He said that they are having an issue with one or two of the heirs. He said that after going through the house, the structure is beyond 51% deteriorated.

Barbara Anne King was present to represent the property. She stated that she has a buyer and they are supposed to close at 1:00 p.m. this afternoon. She said that they are an investment company, and she has looked at the house before and she thought that she could remodel it, but she called her the other day and said that the house was 100% be demolished.

Chairman Blake Jones stated that he had no problem extending this to allow time for the owners to meet with the investment company. He said that they complied with everything that the commission asked them to do.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until March 18, 2020 to provide their plans; Commissioner Brent Kiel seconded the motion. All members approved.

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910 FEATHERSTON

Miley Smith, Health Inspector, 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 but no inspections have been conducted. Does not appear to have made any progress. (Any progress on Air quality test and remediation of mold).

Building Inspector, Richard Grace stated that they had a crew over there that was cleaning a lot of the earth and dirt from underneath the slabs so a foundation company could come in. He stated that he has not seen anything else since that time and have not been called for any inspections. He said that he spoke to Tony about the air quality and made some suggestions about contacting the state directly or finding them online because they do not have a list of those.

Commissioner Aaron Keen said to confirm with the city inspectors that they painted over the mold and did not actually fix it.

Chan Chung Ching was present to represent the property. He stated that the foundation guy told him that it needs to be dry and it would be one week. He said that it would be one more week and he would be done but he does not know what happened.

Chairman Blake Jones asked Mr. Ching how they are doing on the air quality test.

Mr. Ching said that his son said that he is waiting on the foundation to be done and he will contact the mold assessors.

Inspector Grace said that drying out the foundation does make sense but if they would keep it covered, where it is not taking in more water if it does rain. He said as far as the air quality, it could be done.

Fire Inspector, Terry Broumley stated that they are going to have to remove a lot of sheetrock in the house so now is the time to get the air quality test.

Commissioner Aaron Keen stated that the mold was substantial and that seems to be where they need to focus on and not the foundation. He said at the very least getting in contact with someone that can provide an estimate on doing an air quality test.

Mr. Ching asked if they can do that without having the foundation done.

Health Inspector, Miley Smith replied that yes they could go ahead and get the air quality test done.

Mr. Ching said okay and he will tell his son.

Chairman Blake Jones agreed and informed Mr. Ching that he did not have to finish the foundation to have an air quality test done on the interior. He said that Mr. Ching might have Tony contact someone as soon as possible to get that done.

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MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until March 18, 2020 to complete an air quality test and repairs; Commissioner Brent Kiel seconded the motion. All members approved.

406 S. WILHITE STREET

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; City cleaned up and secured the property. Other than that, still have had no contact from the property owner. Penalties were filed, but we had a discrepancy with the number of days. Will need to re-assess penalties with correct amount of days and amount. Hope for representation.

Health Inspector, Miley Smith stated that they have not had any response from the property owner. She said that the penalties were assessed but unfortunately there was a paperwork mishap so they will need to redo the penalties at this point.

David Dunnahoo was present as an interested party to speak about the property. He said he has no update because the property owner will not respond to him. He said he is still interested in the property.

Commissioner Brent Kiel asked what the discrepancy was with the penalties.

Inspector Smith stated that it was a problem with the number of days were incorrect.

Chairman Blake Jones stated that yes there was a 2 day difference with the motion and the attorney said that it would not hold up so they have to restate it.

Miley Smith stated that they could vacate the previous order and redo the order for the penalties.

Commissioner Linda London asked if the city has had any contact with the owner.

Inspector Smith replied that the owner did receive her penalty order and her board order, but the owner will not respond to the city.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to vacate the previous civil penalties; Commissioner Brent Kiel seconded the motion. All members approved.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to assess civil penalties of \$100.00 per day starting November 20, 2019 to continue for 57 days until January 15, 2020 not to exceed \$6,000.00 for an uncompleted board order; Commissioner Linda London 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 March 18, 2020 to generate a repair list; Commissioner Brent Kiel seconded the motion. All members approved.

305 MORGAN

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Repair list was generated. Owners stated they had contact with an heir to sign off on his part as well as another interested buyer. Stated they would be here to give update. (previous penalties of \$3000 on roof)

Building Inspector, Richard Grace said that there is a repair list created and he has with him to provide it to the owner.

Jessica Hill and Stefan Felan was present to represent the property. Stefan Felan stated that they are still trying to sell the place and trying to get loose ends taken care of. He said that his uncle put a lien on it from the hospital but they cannot find him. Jessica Hill intervened that he did contact their mom so they have that taken care of. She said that the guy that was going to buy it backed out but they have 3 more interested parties.

Chairman Blake Jones asked if this was the one that was secured but they are just waiting on the red tape situation to clean itself.

Stefan Felan stated that there was a break-in that someone came in and tore up all of the boxes and pulled everything out of the closets.

Building Inspector, Richard Grace confirmed. He said that there is a picture that shows that someone broke into the home in the back.

Stefan Felan stated that he put staves on the window so it could not be opened up.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Commissioner Aaron Keen to grant the owner 30 days until March 18, 2020 to complete repairs; Commissioner Brent Kiel seconded the motion. All members approved.

406 EUCLID

Miley Smith, Health Inspector, 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 but good progress is being made. She has cleaned a portions and inspectors designated a portions to be cleaned by the March meeting. Van has not been removed. Has had a mechanic come look at for repair.

Fire Inspector, Terry Broumley stated that they met with the owner at the property yesterday. He said that the photos are going to show a couple of areas that the owner is concentrating on. He said they are starting to make some good progress. He said that these pictures are on the East side of the house and the owner has pretty much done that on her own. He stated that they also looked at the rest of the property and the owner is getting rid of a lot of trash, rotting wood, and pallets. He stated that the pictures being shown are what they designated as the owner's next project and she understands so it looks like they are making some good progress. He stated that last month the commission ordered the owner to get rid of the van, and she has had a mechanic over there to try to get the van running and there are some issues with it. He said the owner explained to him that she would like to get the van operable where she can use it and get it out of the yard.

Health Inspector, Miley Smith asked Teresa Gay Vore if she is okay with expressing what the commission says to her to make sure she understands what the commission says.

Teresa Gay Vore was present to represent the property. She responded that she was okay with Miley Smith helping explain what the commission says. She said that she is having a hard time with the rainy, cold weather so she is asking for more time because she spent too much time on the van. She said that she had the battery replaced but then there was a problem with the ignition switch and she had mechanic come over and take a look at it. She said that she cleared out the back side of the van area.

Chairman Blake Jones said that he did not think the commission has any issues with granting her more time. He said that trying to divide and conquer is working. He said if she can keep with the momentum then they are happy to work with her.

Miley Smith repeated what Chairman Jones said to Ms. Vore to make sure she understood what he said.

Teresa Gay Vore said that when she first did it, she had knee surgery and she was sore but now her knee is getting better stronger. She said that she got an injection in the other knee. She said she is able to do more hours on it.

Commissioner Aaron Keen expressed his gratitude for what is being accomplished and it is going to have the most results. He said that they do not want to lose the momentum that was gained because he knows that in the past that just enough was being done to get it off the commission and then it comes right back on over a 10 year period. He said he was not opposed with granting more time as long as they can be specific on what they are doing and continue to try to get the van taken care of.

Miley Smith repeated what Commissioner Aaron Keen stated to Ms. Vore.

Commissioner Aaron Keen asked Code Enforcement Officer, Kayla Wright about she feels about taking care of the junk vehicle and the section they had for the past 30 days.

Kayla Wright stated that if she has been working on the junk vehicle, typically the give more time if they are trying to make it operable so she does not mind giving her more time.

Teresa Gay Vore said that she could not decide before what she wanted to put in storage but it is easy now because she has already been through that mess.

Inspector Smith asked to confirm with Ms. Vore that she is clear on what area the city inspectors want her to work on.

Teresa Gay Vore responded that she was clear.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until March 18, 2020 to complete repairs to the van or remove it and clean the section of the property that the city inspectors designated; Commissioner Brent Kiel seconded the motion. All members approved.

1920 S. HWY 171

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Recommend we release to the owner. We do request the cleanup of the demolished structure within 30 days. Also, you must maintain the entire property. If not complete, city may post the rest of the property.

Fire Inspector, Terry Broumley stated that Mr. Finley has removed that trailer. He said that he has done a good job on cleaning up the area that the trailer was on. He said with that trailer gone, the second trailer can be seen that he is now tearing down. He stated that as far as what they had posted the property for review, he has taken care of that. He stated that they would like to see continuing cleanup of the property because that is a high visibility area.

Don Finley was present to represent the property. He said that he plans to tear down the second trailer and he had three days set aside but he became ill with the flu. He said that he is off this Friday, Saturday, and Sunday so he will work on it this weekend.

Commissioner Aaron Keen expressed his gratitude with getting the trailer removed. He said that was the commission's main concerns.

Building Inspector, Richard Grace said that if they do not see that cleanup is being continued then they can repose the property.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

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

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1202 ALVARADO

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; Stop work order was issued on the back addition. Still very slow progress. Inspectors instructed owner to attend meeting for update. (*Inspectors are concerned with the quality of workmanship and the lack of knowledge*)

Building Inspector, Richard Grace said that the owner was given the stop work order as requested from the previous meeting and the owner understands that. He said that he has done a lot of the paint removed on the exterior of the house, was finishing up the front porch when he was over there yesterday, and had a plumber that was getting started where he had main restroom where he was getting ready to do the kitchen. He said that there is still a lot of work that needs to be done. He said that they are just getting the plumbing done, it is going to have to have electrical and then the repairs in the house need to be done. He said that the owner has not finished the foundation work on the side and that is mainly giving the plumber access so he will get that done once it has been plumbed. He said that now that is done he can get the rest of the beam around it and he knows what to do and he had some material there to get it done properly. He said that the house is not going to need a lot of structural work and the roof was rebuilt on it already. He stated that it is just about once it is plumbed then him getting the rest of that foundation work done properly.

Paulemond Mompremier was present to represent the property. He said that he is by himself basically and it is hard to get help because every person he has come does not want to work. He said that he did all of that by himself and it has been very hard on him because he is not used to the cold weather. He said right now he has a cold and he has not had a cold in a very long time.

Inspector Grace said that if they could give him 60 days now that he has him going the right direction, then that will give him time and he will have that foundation done, weather permitting, once the plumber is done on it.

Chairman Blake Jones thanked Mr. Mompremier for his efforts and work.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 60 days until April 15, 2020 to complete repairs; Commissioner Brent Kiel seconded the motion. All members approved.

111 & 113 E. HENDERSON ST.

Miley Smith, Health Inspector, 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. Have received asbestos survey. No other changes and no other contact from owners. Hope for update from representative.

Fernando Martinez with Rent Ready was present to represent the property. He said that they got the asbestos report done and there was no asbestos in either building and they also have the

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engineer report. He asked who he needs to send it to because he has been sending it to fire@cleburne.net.

Health Inspector, Miley Smith stated that they had received it.

Mr. Martinez said he was not aware that they received it. He said that the engineer report said it was not structurally sound and he is working on the plans to tell them how to fix all of the things like the floor joists, the cabling, etc. that the previous owner did. He said that they are getting that together and once they have that they are going to start with pulling the permits with the Building Department to start that work.

Building Inspector, Richard Grace said he had not received the report.

Miley Smith said that they just sent that report a day ago, so they will make sure to get it over to the inspectors so they can review it.

Chairman Blake Jones stated that this property has been on the agenda for 7 years and he remembers the cabling issue. He said that he is okay with extending for 30 days to make sure all of the paperwork gets where it needs to go unless the commission feels otherwise.

Mr. Martinez said that once they get the plans in then the next step is deciding on the design, like if they are going to do apartments upstairs and retail downstairs. He said it all depends on their department on what they decide and once they make that decision he can come with plans for the apartments upstairs or both upstairs and downstairs retail. He said that their plan is to come to a decision within the next 30 days.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until March 18, 2020 to get the engineer drawings to the inspectors and complete repairs; Commissioner Brent Kiel seconded the motion. All members approved.

211 N. WOOD

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; This property has a new owner and has been cleaned. We will give you a few moments to view the pictures. The first couple are before pictures followed by current. New owner is making very good progress. Has obtained permits and installed new windows and insulation. Recommend we release to owner.

No one was present to represent the property.

Building Inspector, Richard Grace said this one is ready to release to the owner because all that was posted was the cleanup of the yard and that is done and it has a new owner. He said that he has already done a lot of inspections on repair of the house which was not posted, so he said it is good to release to the owner.

Fire Inspector, Terry Broumley said that this will have a good effect on the entire neighborhood because he has heard some of the neighbors tell him that they have been waiting on cleanup so hopefully get a home improvement loan so they could do the exterior of their house. He said the new owner has a lot of projects in other towns so they told him that they would speak on his behalf.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to release to the owner; Commissioner Aaron Keen seconded the motion. All members approved.

602 ATLANTIC

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; there has been some additional cleanup of brush and trees. Crushed concrete still remains. Pile of brush remains. Due to no water acct the city will not pick up. Property must be returned to a clean, sanitary, mowable surface within 30 days.

No one was present to represent the property.

Fire Inspector, Terry Broumley said that this is a property that the inspectors dealt with a couple of years now. He said that the owners are out of Fort Worth and he had someone go over there mowing the yard and cutting the trees. He said that he has talked to the man that is doing the work, the city will not pick up the brush and trash because there is no water account. He stated that he informed them that they would have to haul it off themselves or they could pay the city to haul it off. He stated that one of their other issues is that they have not contacted the city and they are not going to call that a completed project because they left tree stumps all through the premises. He stated that if they are not going to mow it and maintain it, and there are piles of broken concrete so they are quite far from releasing this. He said that they could give a 30 day order to make the property where it is maintainable, clean and sanitary or at least where it can be kept mowed.

Chairman Blake Jones said that it looks like the commission ordered to remove the dead trees and vegetation last month. He asked how long has it been with the city.

Inspector Broumley said that they made an attempt.

Code Enforcement Officer, Kayla Wright stated that they have been dealing with it for 4 years and had to have it mowed 2 or 3 times per year. She said that they pay their liens every time. She said that the commission could order the city to clean the property and they could use their contractors to do it and that way it is done. She said that they could take care of it all at once that way they do not have to worry about invoicing two different things, just have one person do it and invoice the abatement.

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MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to order the city 30 days until March 18, 2020 to clean the property, bring the grounds to a clean and sanitary condition; Commissioner Brent Kiel seconded the motion. All members approved.

1014 TRINITY ST.

Miley Smith, Health Inspector, 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. Code Compliance tagged all junk vehicles and citations were sent via certified mail. Have had no contact from property owner. (Structure has continually deteriorating. High weeds 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.

Fire Inspector, Terry Broumley said that after the last meeting, the commission instructed the city to tag and take photos of the junk vehicles. He said that they did do that, Kayla Wright issued citations. He said the only change was the owner put antique tags on the yellow Chevrolet.

Commissioner Aaron Keen asked to confirm if this was the one that was being used a personal storage unit.

Inspector Broumley confirmed.

Fire Secretary, Marlena Keller stated that it shows that he is not picking up his notices.

Chairman Blake Jones asked if the property was unsecure. He also asked if there was still any junk and debris around the property.

Inspector Broumley said that the structure is secure and yes there is still junk and debris.

Co-Chairman Gary Estes asked if there was a repair list.

Inspector Broumley said that there is no repair list. He said that there is a red Chevrolet that is on the property and it will stay 2 weeks and then a white Ford is left there for 2 weeks and he takes his Chevrolet, so he is in and out.

Chairman Blake Jones said that they are already being cited for the junk vehicles but they are still not doing anything about it.

Code Enforcement Office, Kayla Wright stated that the back yard is not being maintained.

Inspector Broumley stated that when the owner showed up at the last meeting that he thought the owner would start making some progress. He said that maybe with the penalties then hopefully that will get the owner's attention.

Chairman Blake Jones asked how many junk vehicles there were.

Officer Wright stated that there were 3 but the owner got antique tags for the pickup then she probably would not be able to take it because it would be registered even though they don't have to show inspection on it. She said that she cannot guarantee that it is operable but since it is registered she would not be able to take that one, but the boats in the back she could take and cleanup the back yard with the junk and grass.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to assess civil penalties of \$50.00 per day starting January 15, 2020 to continue for 30 days until February 19, 2020 not to exceed \$1,500.00 for an uncompleted prior board order; Co-Chairman Gary Estes 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 March 18, 2020 to complete obtaining a repair list; Commissioner Aaron Keen seconded the motion. All members approved.

704 E. CHAMBERS ST.

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; City cleaned the property and invoices will be sent. If not paid by owner, liens will be filed. Recommend releasing to owner.

No one was present to represent the property.

Fire Inspector, Terry Broumley stated that city contractors cleaned this property after the last meeting. He said that the junk and debris was hauled off, most of the trees trimmed where the property looks nice.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

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

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702 E. CHAMBERS ST.

Miley Smith, Health Inspector, introduced the case to the B&S Commission. Photos of the condition of the property were shown to the members. Inspectors read their report; City cleaned the property and invoices will be sent. If not paid by owner, liens will be filed. Recommend releasing to owner.

No one was present to represent the property.

Health Inspector, Miley Smith said that this property is the same as 704 E. Chambers Street. She said that this is the one that Mr. Cecil Walker has interest in this property, he is the heir but it is not in his name. She said that it is difficult to further pursue any legal actions on this property.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

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

101 ROYAL

Miley Smith, Health Inspector, 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 made very good progress. Have less than 30 days to complete.....Recommend releasing to inspectors.

No one was present to represent the property.

Building Inspector, Richard Grace said that he has been doing all of the inspections and it is nearing completion. He said that they got the power pole back to the back which they had an issue with for a long time. He said that it is further along than the photos being displayed show because he took them near the beginning of the month. He recommends releasing to the inspectors because they do not have 30 days left and they will have it ready.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

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

605 SABINE

Miley Smith, Health Inspector, 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 inspectors that he is still waiting to receive payment. He has obtained building permits and has several demo bids. Recommend 60-90 days.

No one was present to represent the property.

Fire Inspector, Terry Broumley reminded the commission that this property was one that a young man bought and did not realize it was posted for the Building & Standards Commission so he has

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been through a legal process. He said that there has been a court decision that has been made and he is waiting on his settlement. He stated that the owner already has 3 demolition bids and his demolition permit and he says that as soon as he gets his check he will turn a demolition company loose on it. He stated that they recommend 60 days.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 60 days until April 15, 2020 to complete demolition; Co-Chairman Gary Estes seconded the motion. All members approved.

Miley Smith stated the City has no further business pending for this meeting of the Building & Standards Commission. The meeting was adjourned at 10:24 a.m.

APPROVAL OF MINUTES

APPROVED BY MAJORITY VOTE OF THE COMMISSION ON: MARCH 18, 2020



Blake Jones, Chairman



Marlena Keller, Secretary

