



**BUILDING AND STANDARDS COMMISSION
May 15, 2019**

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

MINUTES

PRESIDING: Chairman Blake Jones

MEMBERS PRESENT: Gary Estes, Barbara Rose, Brent Kiel, Linda London

STAFF MEMBERS PRESENT:

**Brittany Contreras, Fire Secretary
Miley Smith, Health Inspector
Dustin Osborn, Building Inspector
David Clark, Fire Inspector
Kayla Wright, Code Enforcement
Danny Wilson, Fire Marshal**

The May 15, 2019 meeting of the Building and Standards Commission was called to order at 9:01 AM by Chairman Blake Jones, who announced that a quorum was present.

The first order of business was to approve the minutes of the March 20, 2019 and April 17, 2019 meeting.

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

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

MOTION: APPROVED UNANIMOUSLY

5 AYES; NO NAYS

Motion was made by Chairman Blake Jones to approve the minutes of the April 17, 2019 meeting of the Building and Standard Commission. The motion was seconded by Commissioner Barbara Rose. 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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1001 Boone 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; due to high volume of complaints, city inspectors went to investigate. Church has been vacant for years. Police Department has made several calls for vagrants. Building has been unsecured several times. Fire and Police have been dealing with complaints since 6/10/2016. Owners stated they were to demolish the structure in 2016, however there has been no contact from the owner since 2017.

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

-OVER 51% DETERIORATED

No one was present to represent the property.

MOTION: APPROVED UNANIMOUSLY

4 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

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to have the city get in contact with the property owner; Co-Chairman Gary Estes seconded the motion. All members approved.

788 Chase

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; code compliance has been dealing with this property since 2017 due to high volume of complaints. City has been mowing property for 2 years. This property is a possible foreclosure or locked up with a Medicare estate issue. Heirs were instructed they could not do anything with the property back in 2017. Fire Inspector Terry Broumley spoke with an heir and he stated it was in foreclosure.

-Junk Debris – City Ord 96.15; IPMC 302.1

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

-Unsanitary Conditions – City Ord 96.15; IPMC 302.1

No one was present to represent the property.

MOTION: APPROVED UNANIMOUSLY

4 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

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to have the city get in contact with the property owner; Commissioner Brent Kiel seconded the motion. All members approved.

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893 Chase 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; inspectors noticed this property while conducting inspections on another property. Unsecured out building, high grass and weeds, and deteriorated structure. Property is in foreclosure. Have spoken to the bank representative. They did get approval to make repairs and stated the property will be maintained. Have made some minor attempts to get the property mowed. Will not be any representation. (Inspectors recommend 30 days to complete repairs if accepted)

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

-Unsanitary Conditions – City Ord 96.15; IPMC 302.

No one was present to represent the property.

MOTION: APPROVED UNANIMOUSLY

4 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

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to complete repairs; Co Chairman Gary Estes seconded the motion. All members approved.

316 Stroud

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; inspectors noticed this property on the City's mow list. Code compliance has been dealing with the property since October 2018. City began mowing in December 2018. Inspectors went to investigate April 9, 2019 and posted for deteriorated structure, rotted siding, and trim. Inspectors had contact with the management company Monday. They stated they are trying to work out some legal matters with the family and would be maintaining the property. (Requested 90 days if accepted) Hope for representation.

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

-Unsanitary Conditions – City Ord 96.15; IPMC 302.1

Jennifer Faver was present to represent the property. Ms. Faver stated the property owner is deceased and no will has been probated. The heir is Robert Cutler. She stated this is her great grandmother's house and Ms. Faver wants to buy the property. She has not contacted the heir and would like more time to get in touch with him. She would like to rehab the property.

MOTION: APPROVED UNANIMOUSLY

4 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

4 AYES; NO NAYS

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Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to continue repairs, secure, and maintain the property and get in touch with owner; Commissioner Barbara Rose 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; this property has been a nuisance for several years. Due to complaints, inspectors conducted an inspection. Property is within 5000 feet of the city limits. There are 3 manufactured homes on this property. Inspectors posted the front mobile home due to the 51% deteriorated status and being unsecured. There are tarps on the roof, broken pipes, raw sewage, high weeds and grass. The entire property needs to be cleaned and free of all junk debris, high grass, weeds, and raw sewage.

-Junk Debris – City Ord 96.15; 2015 IPMC 30.1

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

-Unsanitary Conditions – City Ord 96.15; IPMC 302.1

Don Finley was present to represent the property. Mr. Finley stated a kid broke the drain out of the mobile home last year. He wanted to wait until it dried up before he went under the house to fix it.

Miley Smith, Health Inspector stated the raw sewage needed to be fixed immediately. Mr. Finley indicated he understood.

Danny Wilson, Fire Marshal stated there is extensive damage to the mobile home, a repair list needed to be generated and junk vehicles removed. Mr. Finley stated he will be fixing the home instead of demolishing the structure.

Kayla Wright, Code Enforcement stated she wanted the owner present to talk to him regarding the condition of the property due to any legal action will be the owners responsibly.

Commissioner Barbara Rose asked Mr. Finley about the tanks on the property.

Mr. Finley stated the trailer tank is an empty diesel fuel tank and the other one is an empty sprayer tank. He stated his brother owes the property on paper but he is the actual owner and will get his brother to sign the title over to him.

MOTION: APPROVED UNANIMOUSLY

4 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

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to have the city generate a repair list, maintain the property and clean up raw sewage; Co Chairman Gary Estes seconded the motion. All members approved.

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741 N Robinson

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 progress on this property. Inspectors have been in contact with the property owner. He stated he was trying to get things moving. Hope for representation.

Cesar Osborn was present to represent the property. Mr. Osborn stated this should have been taken care of by his nephew who was doing the cleanup but slowly. They have just a little more to finish and it will stay cleaned up.

Danny Wilson, Fire Marshal stated there is only a minimal amount of debris left on the property to clean and recommended granting the owner 30 days to complete.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 30 days until June 19, 2019 to complete repairs on the property; Commissioner Brent Kiel seconded the motion. All members approved.

405 Dixon

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 has been mowed and showing signs of some clean up. Have had no contact from representative. Hope for representation. (Waiting on clarification of ownership)

Charles Jester was present to represent the property. Mr. Jester stated the home was owned by his son and when he passed away the property went to him. He removed a truck load of junk and is still working on the removal of the debris. He is asking for a list from the inspectors for repairs. He stated he will get the deed today.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Commissioner Linda London to grant the owner 30 days until June 19, 2019 to have the city generate a repair list, maintain, and finalize ownership of the property; Commissioner Barbara Rose seconded the motion. All members approved.

202 Madison

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; new owner has pulled permits and repairs have begun. Owner is doing most of the work himself. Inspectors recommend 60 days.

Omar Valencia was present to represent the property. Mr. Valencia stated in the last meeting the commission gave him 30 days to buy the property and now he is asking for 90 days to repair the property.

Dustin Osborn, Building Inspector recommended granting the owner 60 days since he has already pulled permits with the city.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 60 days until July 17, 2019 to continue repairs; Commissioner Brent Kiel seconded the motion. All members approved.

558 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; back porch has been removed. Garage doors have not been repaired. Fencing still remains. Unsure if the owner will be here as he stated he was getting ready to go out of the country and he would try to get as much completed prior to meeting. (note: Also stated he may be getting ready to evict tenant if things are not kept up)

Basri Shemo was present to represent the property. Mr. Shemo stated this weekend they are fixing the garage doors. The fence is still in progress of repair. Mr. Shemo stated he will be out of the country until the second week of September and the city can get in touch with his tenant.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to complete repairs on the property; Co Chairman Gary Estes 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 has been mowed and maintained. We ordered demolition at last month's meeting. Property is over 51% deteriorated. No repair list has been generated. New owner was not present at last meeting. Hope for representation.

Renato Ruiz was present to represent the property. Mr. Ruiz stated he bought the property thinking he was going to fix it and didn't know this property was in Building and Standards. Mr. Ruiz has filed a lawsuit against the previous owners. He has maintained the property.

Chairman Blake Jones recommended keeping the property secured and maintained.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to continue maintaining the property; Commissioner Barbara Rose seconded the motion. All members approved.

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; property is not being maintained and has high weeds and grass. Per our last meeting, they were waiting

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to get the last heir to sign off and finalize the sale. Spoke with representative and they stated it would be June before they could finalize. Inspectors request 30-60 days.

Susan Ayers was present to represent the property. Ms. Ayers stated the house is under contract. There is an IRS issue with one of the heirs which ties this property up. We are waiting for the IRS to lift the tax lien. The buyer is still interested.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Co Chairman Gary Estes to grant the owner 30 days until June 19, 2019 to complete sale to the new owner; Commissioner Barbara Rose seconded the motion. All members approved.

508 W Lonestar

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; underpinning has been removed and foundation completed. No other progress has been made or inspections conducted at this time. Hope for representation.

Mathew Sanchez was present to represent the property. Mr. Sanchez stated he didn't like the idea of creating a skirt around the structure. It didn't work so they removed it and got a green tag on foundation. They received a green tag on plumbing and removed utilities on back structure as requested. Mr. Sanchez stated they are making progress and will need a few more months to complete repairs.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Commissioner Barbara Rose to grant the owner 30 days until June 19, 2019 to continue repairs and pull permits on the structure; Commissioner Brent Kiel seconded the motion. All members approved.

208 Cleveland

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; owner is making good progress. Recommend releasing to inspectors.

Kevin Myles was present to represent the property. Mr. Myles stated he liked to see properties get improved.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

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

1108 W Kilpatrick

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 is being maintained. Inspectors have a meeting with owner this afternoon to do an updated

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repair list. Inspectors recommend 60 days for them to meet with inspectors and get structure watertight.

Lori Ward was present to represent the property. Ms. Ward stated the structure is secured, mowed, painted, and will work on getting the structure watertight. There has been a lot of vandalism on the roof.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Co Chairman Gary Estes to grant the owner 60 days until July 17, 2019 to complete repairs and make structure weather tight; Commissioner Barbara Rose seconded the motion. All members approved.

907 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; progress has become stagnant and hope for representation. We gave 30 days to complete last month, but have not been called for inspections.

No one was present to represent the property.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

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

606 S Walnut

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 progress has been made. No plan have been submitted. Previous foundation work has not been inspected nor has an engineer signed off. Have had no contact from owners.

No one was present to represent the property.

The commission debated on how to move forward with this property.

MOTION:

AYES; NAYS

Motion was made by Chairman Blake Jones to assess civil penalties against 606 S Walnut in the amount of \$100.00 per day for 30 days, not to exceed \$3,000.00, due to violation of prior repair order; Commissioner Barbara Rose seconded the motion.

AMENDMENT MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Commissioner Linda London to assess civil penalties against 606 S Walnut in the amount of \$100.00 per day for 30 days, not to exceed \$3,000.00, due to violation of prior order; Co Chairman Gary Estes seconded the motion.

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602 W Second

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 progress and have had no contact from property owner. Hope for update from owner.

No one was present to represent the property.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to complete repairs to the structure; Commissioner Barbara Rose 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; no progress. No contact. Recommend reassessing penalties.

No one was present to represent the property.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Commissioner Linda London to grant the owner 30 days until June 19, 2019 to complete repairs to the structure; Commissioner Barbara Rose seconded the motion. All members approved.

802 Granbury

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 will put property up for bids one last time. If it does not sell within 60 days, the city will pursue demolition. Request 90 days.

City staff was present to represent the property.

MOTION: APPROVED UNANIMOUSLY

4 AYES; NO NAYS

Motion was made by Chairman Blake Jones to grant the owner 90 days until August 21, 2019 to sell the property to a new owner; Commissioner Brent Kiel seconded the motion. All members approved.

110 Peacock

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 update from owners on the sale of this property. Hope for representative to update.

No one present to represent the property.

MOTION:

AYES; NAYS

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Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to complete repairs to the structure; Commissioner Barbara Rose seconded the motion.

AMENDMENT MOTION: APPROVED UNANIMOUSLY

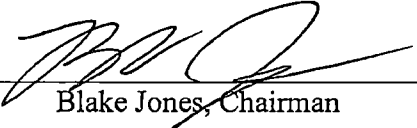
4 AYES; NO NAYS

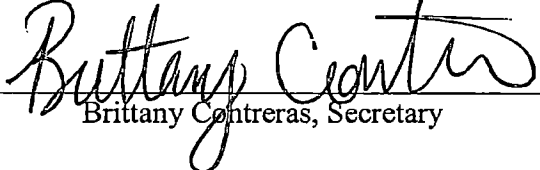
Motion was made by Chairman Blake Jones to grant the owner 30 days until June 19, 2019 to demolish the structure to a clean and sanitary condition; Commissioner Brent Kiel seconded the motion. All members approved.

There being no further business pending for this meeting of the Building & Standards Commission, the meeting was adjourned.

APPROVAL OF MINUTES

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


Blake Jones, Chairman


Brittany Contreras, Secretary