

REGULAR SESSION

MAY 16, 2011

The Substandard Buildings Commission of the City of Athens, Texas met in Regular Session on **Monday, May 16, 2011 at 5:30** p.m. in the Council Chambers of the Athens City Hall Annex with the following members present to-wit:

Bruce Hinds, Chairman
Monte Montgomery, Vice-Chairman
Dr. Steven Helf
Geneva Jaffa
Tere Lawyer
Sheila Garrett, Code Enforcement Officer
Gary Crecelius, Director of Planning and Development

others present: Mayor Pro-tem Vaught, Prince Fite, Keevin Moore and Jose Guillen

constituting a quorum at which time the following proceedings were enacted, to-wit:

The meeting was called to order by Chairman Hinds:

DISCUSS/CONSIDER APPROVING MINUTES OF APRIL 18, 2011, REGULAR SESSION

A motion was made by Vice-Chairman Montgomery, seconded by Member Helf, to accept the minutes of the April 18, 2011 Regular Session as written. The motion passed unanimously.

PUBLIC HEARING CONCERNING POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 907 HAMLETT, LOT 7, BLOCK 4 - F.M. COKER SUBDIVISION OWNER PRINCE FITE

Sheila Garrett, Code Enforcement Officer, informed the Commission the structure had been on the April 2011 agenda but couldn't be addressed at the time due to not knowing if owners had received notification of the meeting, therefore, no action could be taken against the property. Ms. Garrett reported that Mr. Fite, property owner, had made contact with her after the April meeting, stating his intentions are to have the structure torn down. Ms. Garrett stated that she mailed Mr. Fite a list of local demolition contractors and a building permit for him to sign and return with a \$25.00 check.

Mr. Fite, property owner, was present and informed the Commission he intends to have the structure torn down. He requested one-hundred twenty (120) days to get the demolition accomplished.

Chairman Hinds and Vice-Chairman Montgomery expressed concern about the time frame for the demolition that was requested. Vice -Chairman Montgomery ask Gary Crecelius, Director of Planning and Zoning, how long a demolition permit is valid once it's been issued. Gary Crecelius stated the demolition permit is good for ninety (90) days. The Commission discussed with Mr. Fite that if he acquired a permit, he would have ninety (90) days to demolish the structure or have the majority of the structure down.

DISCUSS/CONSIDER POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 907 HAMLETT, LOT 7, BLOCK4 - F.M. COKER SUBDIVISION OWNER PRICE FITE

After a discussion, a motion was made by Member Jaffa, seconded by Member Lawyer to grant Mr. Fite ninety (90) days for the demolition of the structure. After ninety (90) days, if the demolition is not completed, the structure will be brought back before the Commission and considered for condemnation and demolition by the City of Athens' Public Health and Safety department. Motion passed unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT 857 NORTH PRAIRIEVILLE, TRACT 95 (RE: LOT 22C) B.C. WALTERS SURVEY
OWNER JAMES SHAW**

Sheila Garrett reported this property was addressed at the March 2011 meeting. At that time, property owner, James Shaw had requested eight weeks to have property completely cleaned up and the burnt structure demolished. His request had been granted. Ms. Garrett reported that Mr. Shaw's mother had been by her office stating she was meeting with a contractor at the property to get an estimate for the demolition of the structure and clean up of all the rubbish and debris. As of this date, the property has not been cleaned-up and the burnt structure remains. The staff recommended the structure be condemned.

**DISCUSS/CONSIDER SUBSTANDARD STRUCTURE LOCATED AT 857 NORTH PRAIRIEVILLE, TRACT 95 (RE: LOT 22C) B.C. WALTERS SURVEY
OWNER JAMES SHAW**

A motion was made by Member Lawyer, seconded by Member Helf, to condemn the structure and post it for demolition. The motion passed unanimously.

**PUBLIC HEARING CONCERNING POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 710 HAMLETT, LOT 6A, BLOCK 115 - ORIGINAL TOWN SUBDIVISION
OWNERS EARL CHAMBERS c/o CATHERINE CHAMBERS BURTON**

Sheila Garrett reported the structure has been on the agenda several times in the past. The owners have the structure posted "For Sale," the lot is kept mowed, the windows and doors are boarded and secured from public access. Ms. Garrett reported that Ms. Betty Chapman, daughter of the owners, called and stated they could not attend the meeting due to family illness. Ms. Chapman also said they have the house "For Sale" and they have the yard mowed every few weeks, but haven't had any luck with selling the house. Ms. Garrett explained to Ms. Chapman that it was possible the structure would be condemned by the Commission at today's meeting.

**DISCUSS/CONSIDER POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 710 HAMLETT, LOT 6A, BLOCK 115 - ORIGINAL TOWN SUBDIVISION
OWNERS EARL CHAMBERS c/o CATHERINE CHAMBERS BURTON**

A motion was made by Vice-Chairman Montgomery, seconded by Member Lawyer to condemn the structure and post it for demolition. The motion passed unanimously.

**PUBLIC HEARING CONCERNING POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 403 NORTH GAUNTT, LOT 1B, BLOCK 1 - WEST HEIGHTS #1 SUBDIVISION
OWNER KEEVIN MOORE**

Sheila Garrett reported this structure had been addressed in August 2010 and at that time the owner agreed to board and secure the structure from public access, until he was able to begin the renovations. As of this date, no work has been done to the house.

Keevin Moore, property owner was present and stated he still intends to renovate the house to use as rental property, but is still purchasing the property from the previous owner and has two years left before the property paid off.

**DISCUSS/CONSIDER POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 403 NORTH GAUNTT, LOT 1B, BLOCK 1 - WEST HEIGHTS #1 SUBDIVISION
OWNER KEEVIN MOORE**

The Commission questioned Mr. Moore about the renovations and the time frame of the renovations. Mr. Moore stated he wants to replace some boards on the side of the structure, underpin the structure, mow and clean up the lot. Vice-Chairman Montgomery ask Mr. Moore if he would be able to get that work done in sixty (60) days in which Mr. Moore said he thought he would be able to do that.

After the discussion, a motion was made by Vice-Chairman Montgomery, seconded by Chairman Hinds, to get an update in thirty (30) days on the progress of the renovations and clean up of the structure and property. The motion passed unanimously.

**PUBLIC HEARING CONCERNING POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 516 WEST LARKIN, LOT 5A, BLOCK 78 - ORIGINAL TOWN SUBDIVISION
OWNER JOSE JUAN & EUSTOLIA GUILLEN**

Sheila Garrett reported this structure was addressed at the March 2011 meeting and at that time the property owner Mr. Guillen wanted to move the structure out of town. Mr. Guillen requested that he be given until the end of April to move the structure, which was granted. Mr. Guillen's daughter later contacted Ms. Garrett saying her father now wanted to renovate the structure. At the time, Jeff Phillips, the City's Building Inspector, inspected the house, and made a list of everything that would need to be corrected to bring structure into compliance and that list was mailed to Mr. Guillen. As of this date, nothing has been done to the structure.

Mr. Guillen, property owner, and his daughter were present and stated to that he is currently looking for a job in Athens so that he can move here to work on the structure. Mr. Guillen said he has covered the front window with sheet metal so that the window will not be broken. Mr. Guillen said he wants to bring the structure into compliance.

**DISCUSS/CONSIDER POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 516 WEST LARKIN, LOT 5A, BLOCK 78 - ORIGINAL TOWN SUBDIVISION.
OWNER JOSE JUAN & EUSTOLIA GUILLEN**

Vice-Chairman Montgomery ask Mr. Guillen if he would be able to get some of the work done in sixty (60) days, Mr. Guillen said yes. Mr. Guillen ask questions about electrical requirements and the sewer lines.

Vice-Chairman Montgomery explained to Mr. Guillen that he would need to talk with the building inspectors and they would guide him through the process. Vice-Chairman Montgomery stated to Mr. Guillen that he will need to make significant progress in the next sixty-days on making improvements to the structure.

A motion was made by Chairman Hinds, seconded by Vice-Chairman Montgomery to get an update in thirty (30) days of the progress made on the structure by Mr. Guillen and if significant progress is not made at that time, the structure will be placed on the following month's agenda to be considered for condemnation and demolition. The motion passed unanimously.

**PUBLIC HEARING CONCERNING POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 818
MAPLE, LOT 4B, BLOCK 11 - WEST HEIGHTS #1 SUBDIVISION
OWNER ALEJANDRO & ROSAURA MONTES**

Sheila Garrett reported this structure was previously addressed and at that time, the owner was selling the property on contract and didn't want the structure torn down. The buyer of the property wanted to tear the house down. The property is boarded and secured from public access. Property owner was notified of the meeting, but is not present. The staff recommended this structure be condemned.

**DISCUSS/CONSIDER POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 818 MAPLE, LOT
4B, BLOCK 11 - WEST HEIGHTS #1 SUBDIVISION
OWNER ALEJANDRO & ROSAURA MONTES**

A motion was made by Member Lawyer, seconded by Member Helf to post this structure for condemnation and demolition. The motion passed unanimously.

**PUBLIC HEARING CONCERNING POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 908
HAMLETT, LOT 6, BLOCK 3 - F.M. COKER SUBDIVISION
OWNER FLOYD HASLEY**

Sheila Garrett informed Commission that Mr. Hasley had stopped by her office and stated he could not attend the meeting, he was on his way to Dallas for a job interview. Mr. Hasley has not made any repairs to the structure. Mr. Hasley's building permit will expired in May 2011. Staff recommends this structure be condemned.

**DISCUSS/CONSIDER POSSIBLE SUBSTANDARD STRUCTURE LOCATED AT 908 HAMLETT,
LOT 6, BLOCK 3 - F.M. COKER SUBDIVISION
OWNER FLOYD HASLEY**

A motion was made by Member Jaffa, seconded by Vice-Chairman Montgomery to post this structure for condemnation and demolition. The motion passed unanimously.

**REPORT ON SUBSTANDARD STRUCTURE LOCATED AT 426 ½ WEST LARKIN,
LOT 10B, BLOCK 41 - ORIGINAL TOWN SUBDIVISION
OWNER JUAN IBARRA RIVER**

Sheila Garrett reported to the Commission that once a dumpster is set on the property by Allied Waste, the demolition of this structure will proceed.

**REPORT ON SUBSTANDARD STRUCTURE LOCATED AT 810 CHARLIE,
LOT 11, F.M. COKER TRACT - B.C. WALTERS SURVEY
OWNER MARY JANE BAXTER**

Sheila Garrett reported to the Commission that this structure has been torn down by the City's Public Health and Safety department.

Regular Session
May 16, 2011
Page 5

**REPORT ON SUBSTANDARD STRUCTURE LOCATED AT 1005 SOUTH PALESTINE,
LOT 1, BLOCK 1 - GINSBERG SUBDIVISION
OWNER D FAULK LTD**

Sheila Garrett reported to the Commission that the property owner had this structure torn down.

**REPORT ON SUBSTANDARD STRUCTURE LOCATED AT 507 EAST TYLER STREET,
LOT 4A, BLOCK 26 - ORIGINAL TOWN SUBDIVISION
OWNERS FW DENIUS & CD MCGILL**

Sheila Garrett reported to the Commission that the property owners had this structure torn down.

DISCUSS SECURING VACANT STRUCTURES AND SUBSTANDARD BUILDING ORDINANCE

Gary Crecelius, Director of Planning and Zoning, presented the new ordinance Securing Vacant Structures and Substandard Buildings. He explained the differences between the new ordinance and the old ordinance.

OPPORTUNITY FOR CITIZENS TO EXPRESS ITEMS OF CONCERN

There was no discussion and the meeting was adjourned.

PASSED AND APPROVED THIS THE 20TH DAY OF JUNE 2011.

BRUCE HINDS, CHAIRMAN

ATTEST:

SHEILA GARRETT