

## REGULAR SESSION

JUNE 20, 2011

The Substandard Buildings Commission of the City of Athens, Texas met in Regular Session on Monday, June 20, 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  
Dr. Steven Helf  
Geneva Jaffa  
Tere Lawyer  
Sheila Garrett, Code Enforcement Officer  
Gary Crecelius, Director of Planning and Development

With the following members absent: Monte Montgomery, Vice-Chairman

Others present: Mayor Pro-tem Vaught, Charles Spann, Garland Pool, Dolores Hopson Herrington and other interested persons

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 MAY 16, 2011, REGULAR SESSION**

A motion was made by Member Helf, seconded by Member Lawyer, to accept the minutes of the May 16, 2011 Regular Session as written. The motion passed unanimously.

### **PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT 313 NORTH PRAIRIEVILLE, LOT 7A & 8A, BLOCK 22 - ORIGINAL TOWN SUBDIVISION OWNER GARLAND POOL JR. & DOLORES HOPSON HERRINGTON**

Sheila Garrett, Code Enforcement Officer, informed the Commission the structure is vacant and the roof has collapsed, the windows are broken causing the glass to fall onto the sidewalk creating a safety hazard to the public. The City's Public Health and Safety department has had to sweep up the broken glass on several occasions. Ms. Garrett also expressed concerns regarding the walls being in danger of falling due to the collapsed roof.

Garland Pool, property owner, addressed the Commission, stating the structure was not vacant, it is used for storage of antique automobile parts. Mr. Pool agreed that the broken windows are a hazzard and he could remove the glass and board the openings. Mr. Pool stated the walls are sturdy and not in danger of falling.

Chairman Hinds stated that because the structure is used for storage does not constitute occupancy. Chairman Hinds expressed concern with the integrity of the structure without the roof and would like an engineer to look at it. Chairman Hinds questioned Director of Planning and Development, Gary Crecelius about what would be required to bring structure up to City codes. Mr. Crecelius stated that he would want certified engineered plans for replacing the roof and as long as the structure is only used for storage, no utilities would be required at this time. Mr. Crecelius questioned Mr. Pool regarding the estimated cost of replacing the roof and Mr. Pool stated he didn't know at this time. Mr. Crecelius stated that the Henderson County Appraisal District records show the estimated value of the property at \$10,000 and he went on to state that the ordinance states if the cost of the repair to the structure is more than 50% of the value of the structure, the structure shall be demolished or removed. Mr. Crecelius stated he thinks the cost of the roof will exceed that value.

Member Lawyer stated that the City has received numerous complaints in regard to the condition of this structure. Member Lawyer also stated the City Council has recently adopted a new substandard building ordinance and the Substandard Building Commission has to follow the law. Member Lawyer stated the City is trying to revitalize this area and this structure is substandard and is an eyesore.

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Chairman Hinds questioned Mr. Pool about a time frame of removing the roof debris from the structure and having the roof replaced. Mr. Pool stated that engineered plans could take 6-8 weeks. Mr. Crecelius stated he felt after engineered plans have been obtained, the roof could be installed within forty-five (45) days.

Councilmember Vaught expressed the desire of the City Council to revitalize this area and the downtown area.

Charles Spann stated that substandard buildings are a deterrent to new business and also a fire and safety hazard.

**DISCUSS/CONSIDER SUBSTANDARD STRUCTURE LOCATED AT 313 NORTH PRAIRIEVILLE, LOT 7A & 8A, BLOCK 22 - ORIGINAL TOWN SUBDIVISION  
OWNER GARLAND POOL JR. & DOLORES HOPSON HERRINGTON**

A motion was made by Chairman Hinds, seconded by Member Lawyer, to get an update in thirty (30) days on the progress of cleaning out the structure and ninety (90) days to have acquired engineered drawings for replacing the roof. Motion carried by the following vote: Ayes: Chairman Hinds, Member Lawyer and Member Helf. Member Jaffa abstained.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT 101 LILA LANE, LOTS 29 & 30, BLOCK 1 - SUNRISE SUBDIVISION  
OWNER RESTORE ATHENS, LLC**

Cheryl Nix, representative of the property owner Asa Cascavilla, addressed the Commission stating that in the past two weeks this property has been mowed and the open windows and doors boarded. Ms Nix stated that she and the maintenance crew have been at the property every day to make sure the property is secured and to tend to the maintenance of the property.

Mr. Crecelius informed the Commission that he had spoken owner Asa Cascavilla several weeks ago and Mr. Cascavilla stated that before the last tenant moved in, he had contemplated tearing down the west wing of the structure and at this time, they aren't opposed to demolition of the west wing. The east portion of the structure is still intact and usable. Mr. Crecelius questioned Ms. Nix if the owners had made a decision on the demolition. Ms. Nix stated that she didn't know at this time.

**DISCUSS/CONSIDER SUBSTANDARD STRUCTURE LOCATED AT 101 LILA LANE, LOTS 29 & 30, BLOCK 1 - SUNRISE SUBDIVISION  
OWNER RESTORE ATHENS, LLC**

A motion was made by Chairman Hinds, seconded by Member Lawyer to allow thirty (30) days for owners to make a decision on the demolition of the west wing portion of the structure. The motion carried unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT 721 HAMLETT, LOT 17, BLOCK 113 - ORIGINAL TOWN SUBDIVISION  
OWNER BETE JACKSON c/o O.T. JACKSON**

Ms. Garrett informed the Commission that Mr. Jackson had contacted her stating he intends to have this structure torn down. He lives out of state and cannot make it to the meeting. The staff recommends the structure be condemned.

**DISCUSS/CONSIDER ACTION ON SUBSTANDARD STRUCTURE LOCATED AT 721 HAMLETT, LOT 17, BLOCK 113 - ORIGINAL TOWN SUBDIVISION  
OWNER BETE JACKSON c/o O.T. JACKSON**

A motion was made by Chairman Hinds, seconded by Member Lawyer to get an update in thirty (30) days on progress of demolition. The motion carried unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT  
501 EDMONSON, LOT 7D, BLOCK 109 - ORIGINAL TOWN SUBDIVISION  
OWNER ANGELICA BLAKE**

Sheila Garrett reported to the Commission that this structure has been vacant and without utilities since May 2009. The yard is overgrown and the structure is open to public access. This structure was previously used as rental property.

Property owner, Angelica Blake was present, and through a translator, informed the Commission that she had recently purchased this property and she hasn't decided if she will tear down the structure or renovate it. She stated she would board the structure to it secure from public access, mow and clean up around the property. She stated she doesn't have the money at this time moment to renovate or to tear down. Member Helf questioned the standards for boarding the windows. Gary Crecelius informed the owners the boards needed to fit into the window frames and should be painted to match the structure.

**DISCUSS/CONSIDER ACTION ON SUBSTANDARD STRUCTURE LOCATED AT  
501 EDMONSON, LOT 7D, BLOCK 109 - ORIGINAL TOWN SUBDIVISION  
OWNER ANGELICA BLAKE**

After a brief discussion, a motion was made by Chairman Hinds, seconded by Member Lawyer to allow the property owner thirty (30) days to mow the yard, to secure the windows and doors from public access and to get a thirty (30) day update on plans for the property owner. The motion passed unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT  
315 WEST SCOTT (GARAGE), LOT 15 "O", BLOCK 41 - ORIGINAL TOWN SUBDIVISION.  
OWNER PABLO & ANA MARIA GARCIA**

Sheila Garrett reported that this structure is a free standing garage that is leaning and in danger of collapsing.

**DISCUSS/CONSIDER ACTION ON SUBSTANDARD STRUCTURE LOCATED AT  
315 WEST SCOTT (GARAGE), LOT 15 "O", BLOCK 41 - ORIGINAL TOWN SUBDIVISION.  
OWNER PABLO & ANA MARIA GARCIA**

A motion was made by Member Jaffa, seconded by Member Lawyer to condemn the structure. The motion passed unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT HWY 31  
WEST, TRACT 115 - C.M. WALTERS SURVEY  
OWNERS SERGIO & MARY DELGADO**

Sheila Garrett reported this structure is vacant and without utilities. Ms. Garrett informed the Commission that the owner has replaced the roof, painted and secured the structure from public access since he was notified of this meeting.

Property owner Sergio Delgado was present and addressed the Commission stating he has began renovations on the structure, he has painted and replaced the roof. Where the structure is currently located, sewer is not available and his intentions are to buy a piece of property upon which water and sewer are available and to have the structure moved onto it, and he will then add at least two bedrooms onto the back of the structure.

**DISCUSS/CONSIDER ACTION ON SUBSTANDARD STRUCTURE LOCATED AT HWY 31 WEST, TRACT 115 - C.M. WALTERS SURVEY  
OWNERS SERGIO & MARY DELGADO**

After a discussion, a motion was made by Member Jaffa, seconded by Member Helf to get a thirty (30) day update of the progress of the renovations. The motion carried unanimously.

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

Sheila Garrett reported that Mr. Guillen has began renovations on this structure. He has replaced a portion of the siding on the front of the structure. A motion was made by Chairman Hinds, seconded by Member Lawyer to get a thirty (30) day update on the renovations. The motion carried unanimously.

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

Sheila Garrett reported that this structure was addressed in May 2011. The Commission had given Mr. Moore sixty (60) days to underpin the house and to mow the lot and also had requested a thirty (30) update of progress. As of today, nothing has been done.

A motion was made by Member Jaffa, seconded by Member Lawyer to get a thirty (30) day update of progress. The motion carried unanimously.

**DISCUSS/CONSIDER ACTION ON SUBSTANDARD STRUCTURE LOCATED AT 904 EAST TYLER (GARAGE), LOT 1A, BLOCK 120 - ORIGINAL TOWN SUBDIVISION.  
OWNER JOHN CAIN**

Sheila Garrett reported that she spoke to Mr. Cain today and he informed her that he had received two bids for the demolition of the garage. Mr. Cain stated Steve Page would be doing the demolition work and that Mr. Page was currently working on a project for the Athens Municipal Water Authority and once that project was complete, Mr. Page would start on the demolition of the garage.

A motion was made by Chairman Hinds, seconded by Member Lawyer to get an update in thirty (30) days. The motion carried unanimously.

**DISCUSS/CONSIDER ACTION ON SUBSTANDARD STRUCTURE LOCATED AT 110 LAIRD LANE, LOT 9, BLOCK 65C - ORIGINAL TOWN SUBDIVISION  
OWNER D.E GREENSLADE C/O MIKE STOVER**

Sheila Garrett reported to the Commission that Mr. Stover's building permit would expire this week and as of today the roof has not been replaced. Ms. Garrett stated she spoke with Mr. Stover who stated he was still getting bids on replacing the roof and he would have it replaced as soon as he could. Ms. Garrett stated this item will be on next's months agenda as Discuss/consider item.

After a brief discussion, a motion was made by Chairman Hinds, seconded by Member Jaffa to readdress this structure on next month's agenda as an action item. The motion carried unanimously

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**OPPORTUNITY FOR CITIZENS TO EXPRESS ITEMS OF CONCERN**

(Citizens appearing during this item will be allowed to present their concern, however, members of the substandard building commission are prohibited from entering into deliberation and the item may be referred to a future agenda for discussion.)

There was no discussion and the meeting was adjourned.

**PASSED AND APPROVED THIS THE 18<sup>TH</sup> DAY OF JULY, 2011.**

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BRUCE HINDS, CHAIRMAN

ATTEST:

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SHEILA GARRETT