

REGULAR SESSION

JULY 18, 2011

The Substandard Buildings Commission of the City of Athens, Texas met in Regular Session on **Monday, July 18, 2011 at 5:30** p.m. in the Council Chambers of the Athens City Hall Annex with the following members present to-wit:

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

With the following members absent: Bruce Hinds, Chairman

Others present: Mayor Pro-Tem Vaught, City Administrator Pam Burton, Council Member Carol Barton, Charles Spann and other interested persons

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

The meeting was called to order by Vice-Chairman Montgomery:

DISCUSS/CONSIDER APPROVING MINUTES OF JUNE 20, 2011 REGULAR SESSION

A motion was made by Member Helf, seconded by Member Lawyer, to accept the minutes of the June 20, 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**

Garland Pool, property owner, addressed the Commission, stating he has boarded the windows and doors of the structure and the front of the building has been painted. Mr. Pool stated he is having problems finding a certified engineer to look at the roof. Mr. Pool stated he has decided the new roof will be made out of steel.

Sheila Garrett, Code Enforcement Officer, questioned Mr. Pool regarding the collapsed roof debris and ask if it has been removed. Mr. Pool stated the debris has not been removed, but would be before the roof is replaced.

Vice-Chairman Montgomery questioned Gary Crecelius, Director of Planning and Development, if it would be acceptable for Mr. Pool, who is a Civil Engineer, to draw and certify the plans for the new roof. Mr. Crecelius stated this would be acceptable.

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

After a discussion, a motion was made by Member Helf, seconded by Member Lawyer to have Mr. Pool appear in thirty (30) days at the Substandard Buildings Commission meeting with a written scope of work for the replacement of the roof. Motion carried unanimously.

PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURES LOCATED AT WEST CORSICANA, LOTS 4, 6 & 7D, BLOCK 84 - ORIGINAL TOWN SUBDIVISION OWNERS GARLAND POOL JR. & DOLORES HOPSON HERRINGTON

Vice -Chairman Montgomery read aloud the inspection reports from Director of Planning and Development Gary Crecelius, Fire Marshall Ronnie Denton and Code Enforcement Officer Sheila Garrett which stated the structures are substandard and fire hazzards.

Property owner Garland Pool Jr. was present and stated to the Commission he will have all six structures demolished.

DISCUSS/CONSIDER SUBSTANDARD STRUCTURES LOCATED AT WEST CORSICANA, LOTS 4, 6 & 7D, BLOCK 84 - ORIGINAL TOWN SUBDIVISION OWNERS GARLAND POOL JR. & DOLORES HOPSON HERRINGTON

After a brief discussion, a motion was made by Member Jaffa, seconded by Member Lawyer to allow Mr. Pool thirty (30) days to have all six structures demolished or the structures will be posted for demolition. Motion carried unanimously.

The Commission returned to this item at the request of Member Lawyer to amend the original motion. A motion was made by Member Lawyer, seconded by Vice Chairman Montgomery to amend the original motion to allow Mr. Pool sixty (60) days to have all six structures demolished or the structures will be posted for demolition. Motion carried unanimously.

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 Restore Athens, LLC, was present and submitted to the Commission a report of the plans for the west wing of the structure. Athens LLC, has one bid for demolition of the west wing and is working to obtain other bids as well. Ms. Nix stated a locked gate has been placed across the entrance of the east side of property to prevent unauthorized entry and the property is visited two or three times a week to maintain the secured building. Ms. Nix stated that Mr. Bruce Jameson with Heavenly Gates Church in Athens has inquired about leasing the structure to use as a homeless shelter for men and women. Ms. Nix also stated that Athens Restore, LLC is considering donating the property to a church or a non-profit organization.

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

After a discussion, motion was made by Vice-Chairman Montgomery, seconded by Member Helf to allow sixty (60) days for the west wing of the property to be demolished. The motion carried unanimously.

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

Angelica Blake, property owner, was present, and through a translator, informed the Commission that she will be tearing down the structure.

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

A motion was made by Member Jaffa, seconded by Vice-Chairman Montgomery to allow owners thirty (30) days to demolish the structure. Motion carried unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT
2200 BLOCK OF HWY 31 WEST, TRACT 115 - C.M. WALTERS SURVEY
OWNERS SERGIO & MARY DELGADO**

Sergio Delgado, property owner, was present and submitted to the Commission a report of the work completed on the structure and also requested thirty (30) days to complete the trim work, and replacing the fascia on the structure. Mr. Delgado stated that he owns property on Larkin Street, and he intends to move the structure onto lot to use as rental property.

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

A motion was made by Vice-Chairman Montgomery, seconded by Member Helf to allow Mr. Delgado thirty (30) days to complete the work on the structure. Motion carried unanimously.

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

Juan Guillen, property owner, was present and submitted to the Commission a report of the work completed and is requesting thirty (30) days to complete the rest of the repairs which will include covering the hole in the side of the structure. He recently moved back to Athens so that he can continue to work on the structure. Mr. Guillen stated he has been cleaning up the lot by removing all the trash and tree branches. Mr. Guillen stated that some of the copper wiring has been stolen from the structure that will have to be replaced.

Vice-Chairman Montgomery questioned Mr. Guillen if he would be able to have the hole in the side of the structure boarded, painted and other cosmetic work completed in thirty (30) days, in which Mr. Guillen answered that he could get that work completed. Vice-Chairman Montgomery questioned Gary Crecelius that if Mr. Guillen covers the hole in the side of the structure, would that bring the structure out of being a substandard structure and Mr. Crecelius answered yes. Member Helf questioned Fire Marshall Ronnie Denton if the work to be done would bring the structure out of a fire hazard in which Ronnie Denton answered yes.

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

After a brief discussion, motion was made by Member Jaffa, seconded by Member Helf to allow Mr. Guillen thirty (30) days to make remaining repairs and to secure the opening in the side of the structure. Motion carried unanimously.

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

Property owner Keevin Moore was present and addressed the Commission stating that he was to have the underpinning completed and the building secured, but due to medical reasons he wasn't able to complete the work. He was off work for two weeks and unable to do any work during that time. He has done some clean up on the property and is fitting the board to the windows, he has underpinned the front of the structure.

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

After a discussion, a motion was made by Member Lawyer, seconded by Member Jaffa, that Mr. Moore is to have structure underpinned, the boards covering the windows and the underpinning painted to match the exterior of the structure, and property cleaned up in thirty (30) days or the structure will be condemned. Motion carried unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT
110 LAIRD LANE, LOT 9, BLOCK 65C, ORIGINAL TOWN SUBDIVISION
OWNER D. E. GREENSLADE C/O MIKE STOVER**

Mike Stover, property owner, was present and submitted a plan of action to the Commission. Mr. Stover stated that he had inherited this house from his grandfather. His grandfather's second wife had a Life Estate in the property and the maintenance of the property was her responsibility until her death at which time the property was left to him. Mr. Stover stated he does not feel this structure is an eyesore, or causes a blighting influence upon the neighborhood. Mr. Stover stated the structure is of solid construction with the exception of the condition of the roof, soffit, fascia and trim. Mr. Stover stated the property is secured. Mr. Stover stated his intentions are to have the roof replaced along with the exterior trim. Mr. Stover stated that now the estate is settled, the funds will be available to begin the repairs on the structure.

Member Jaffa stated that there is a large limb in the yard and that the yard needed to be cleaned up.

Vice-Chairman Montgomery stated the Commission is working with a thirty (30) day time frame unless there are extenuating circumstances and he didn't feel that would be case with this structure.

**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**

After a brief discussion, a motion was made by Member Lawyer, seconded by Member Jaffa to allow Mr. Stover thirty (30) days to have the shingles replaced, all damaged fascia, and soffit to be replaced or repaired and painted, and the damaged areas of the carport repaired. Motion carried unanimously.

**PUBLIC HEARING CONCERNING SUBSTANDARD STRUCTURE LOCATED AT
404 BASHER, LOT 35, J. W. TRACT - B.C. WALTERS SURVEY
OWNER JACQUELINE WILLIAMS**

Sheila Garrett informed the Commission that Ms. Williams would not be attending the meeting but she has faxed a scope of work, which list the repairs that have been made, and the repairs to be made on the structure. Ms. Williams has secured a bank loan to complete the repairs. Ms. Williams is requesting thirty (30) days to complete the repairs.

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**DISCUSS/CONSIDER ACTION ON SUBSTANDARD STRUCTURE LOCATED AT
404 BASHER, LOT 35, J. W. TRACT - B. C. WALTERS SURVEY
OWNER JACQUELINE WILLIAMS**

A motion was made by Vice-Chairman Montgomery, seconded by Member Helf to allow Ms. Williams thirty (30) days to complete the repairs to the structure. The motion carried by the following vote: Ayes: Vice-Chairman Montgomery, Member Helf and Member Lawyer. Nay: Member Jaffa

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.

Member Lawyer requested the Commission return to the previous agenda item **DISCUSS/CONSIDER SUBSTANDARD STRUCTURES LOCATED AT WEST CORSICANA, LOTS 4, 6 & 7D, BLOCK 84 - ORIGINAL TOWN SUBDIVISION, OWNERS GARLAND POOL JR. & DOLORES HOPSON HERRINGTON** to allow the motion to be amended. The Commission returned to the item.

PASSED AND APPROVED THIS THE 15TH DAY OF AUGUST, 2011.

BRUCE HINDS, CHAIRMAN

ATTEST:

SHEILA GARRETT