



MEETING MINUTES

April 22, 2010

5:30 p.m.

Commissioners Present:

Scott Lee, Vice Chairman
Harold Cade
Dorothy Harris
Rawley McCoy

Staff Present:

Jared Mayfield, Deputy Director
Grace Campos, Senior CEO
Tisch McDaniel, CEO
Juan Briones, CEO
Carlos Longoria
Lora Buehrig, Clerk

Absent:

John Acosta
Nick Hinojosa
C.W. Settles

Linda Champion, Asst. City Attorney
Thomas Gwosdz, City Attorney

- A. Call to Order** Vice-Chairman Lee called the meeting to order at 5:32pm.
- B. Approval of Meeting Minutes:** The January 26, 2010 minutes were approved as delivered.
Motioned by: Mr. Cade
Seconded by: Ms. Harris
The motion was unanimous.
- C. Disposition of the following cases:**

Item #1 303 N Navarro

The Commission reviewed pictures presented by the staff. Ms. Campos presented the staff recommendation to repair the structure to minimum housing standards due to the historical significance.

Vice-Chairman Lee opened the public hearing.

Mr. John Kisalus, 601 W. North, Victoria, Texas, Victoria Preservation, Inc. Mr. Kisalus expressed concern that the structure should not be torn down but restored due to its historic significance.

Discussion between the Commissioners began with asking Mr. Gwosdz if the property owner could be made to repair the structure or what could be done about demolishing the structure since it is historic.

Mr. Gwosdz stated that there is no ordinance preventing the demolition of a historic structure, though the City Council is looking at enacting an ordinance to give time for such matters in the future.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Mr. McCoy

Seconded by: Mr. Cade

Mr. Cade motioned to give the property owner 90 days to repair to minimum housing standards or return to the next BSC to consider demolition.

Seconded by: Mr. McCoy

The motion was unanimous.

Item #2 803 ½ N Cameron

The Commission reviewed pictures presented by the staff. Ms. Campos presented the staff recommendation to demolish the structure.

Vice-Chairman Lee opened the public hearing. There was no one who wished to comment.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Mr. Cade

Seconded by: Mr. McCoy

The motion was unanimous.

Vice-Chairman Lee entertained a motion to demolish the unsafe building.

Motioned by: Mr. McCoy

Seconded by: Ms. Harris

The motion was unanimous.

Item #3 1301 N Main

The Commission reviewed pictures presented by the staff. Ms. Campos presented the staff recommendation to repair the structure to minimum housing standards due to the historical significance.

Vice-Chairman Lee opened the public hearing.

Carlos Velasco, 105 Sunway Loop, Laredo, Texas, owner of property was present. Mr. Velasco mentioned that the crew that began repair work over a year ago was unable to finish work due to the economy. He's since then been aware of the needed to get with other contactors to see about making repairs. He stated that he was aware of the dangers of the present condition presented with the dilapidated rear porch and the water leaks in the roofing.

Steven Jones, 1301 Bridge, Victoria, Texas, neighbor to above mentioned property. Mr. Jones addressed his concern for the homes condition becoming worse. He stated that although he had seen some work being done initially, it had stopped and has yet to resume. Due to the time it has sat there, not only has it been sad to see the home deteriorate, but it has become an eyesore. He would really just like to see work being completed.

Mr. John Kusalus, 601 W. North, Victoria, Texas, Victoria Preservation, Inc. Mr. Kusalus addressed concern for the property and stated that he would like to see the home restored or possibly sold to someone who could restore it properly due to the fact that it is part of Victoria's history.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Ms. Harris

Seconded by: Mr. McCoy

Mr. McCoy motioned to have the home secured and the back porch demolished within 30 days and then to come up for review upon the next BSC meeting. It was dually noted that there hadn't been any active permits taken out to work on the home in over six months.

Seconded by: Ms. Harris

The motion was unanimous.

Item #4 1605 N Liberty

The Commission reviewed pictures presented by the staff. Ms. Campos presented the staff recommendation to demolish the structure.

Vice-Chairman Lee opened the public hearing.

David Bostick, 8303 Posture, Houston, Texas, 77040. Mr. Bostick mentioned the hit he and his partner took on the economic crisis and without investors they could not come up with the required funds to bring the building up to code.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Mr. Cade

Seconded by: Ms. Harris

Mr. McCoy motioned that the home be secured and if no improvements were made within 90 days, it will be ordered to be demolished.

Seconded by: Mr. Cade

The motion was unanimous.

Item #5 1607 N Liberty

The Commission reviewed pictures presented by the staff. Ms. Campos presented the staff recommendation to repair the structure to minimum housing standards due to the historical significance.

Vice-Chairman Lee opened the public hearing.

David Bostick, 8303 Posture, Houston, Texas, 77040. Mr. Bostick mentioned again the hit he and his partner took in the economic crisis and without investors they could not come up with the required funds to restore the home up to code.

John Kusalus, 601 W. North, Victoria, Texas, Victoria Preservation Inc. Mr. Kusalus addressed concern for the property and stated that he would like to see the home restored or possibly sold to someone who could restore it properly due to the fact that it is part of Victoria's history.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Mr. Cade

Seconded by: Ms. Harris

Mr. McCoy motioned to give the property owner 30 days to repair to meet minimum housing code standards. If not met, it will be re-evaluated at next BSC meeting.

Seconded by: Mr. Cade

The motion was unanimous.

Item #6 302 & 304 E. Brazos

The Commission reviewed pictures presented by the staff. The structures were previously declared unsafe at the January 26, 2010 meeting. Ms. Campos reminded the Commission that they had tabled further action to give the property owner time to come back to the Commission with an action plan. Ms. Campos presented the staff recommendation to repair the main structure to minimum housing standards due to the historical significance.

Vice-Chairman Lee opened the public hearing.

Kathy Spears, 804 Northcrest St. owns property on Trinity Street and tenants are having to deal with termites and roaches coming from this location.

Tenant of Ms. Spears, Manuel Espinosa, 301 Trinity, stated he has been there for three years and in that time this location has had a lot of vandalism, prostitution, and drugs. He also said that behind the apartments in the back of this large lot it is very dark and there are cars that come back there at all hours and it is dangerous for his family. He said if the structures remain he would like the property to be maintained because when it isn't there are large rodents and snakes that come from this area, and asks for a fence to be built. Mr. Espinosa also stated that the top floor of the structure is not secured and says if people want to get into it they will and there is a large tree that can be climbed to get into a window on the second story.

Ms. Harris motioned that the owner secure both floors for 304 E Brazos within 2 weeks and have 30 additional days for repairs to made. If not structure was to be demolished. 302 E Brazos was given 30 days to made repairs, if not then will be re-evaluated at the next meeting.

Seconded by: Mr. Cade

The motion was unanimous.

Item #7 1309 Mistletoe

The Commission reviewed pictures presented by the staff. The structure was previously declared unsafe at the November 10, 2009 meeting. The property owner was told to return to the next meeting and provide an update on his plans for the house. Ms. Campos presented the staff recommendation to demolish the structure.

Vice-Chairman Lee opened the public hearing.

Rene Rangel Jr. on behalf of the property owner requested time to make repairs. He stated his son will be getting out of prison, possibly in May, but definitely this year.

Grace Campos stated there is also a tax suite for the back taxes owed as well.

Mr. Rangel said they have made arrangements to get it paid already.

Mr. Cade motioned that the owner be given 30 days to demolish the back portion and to begin repairs. If not, the structure is to be demolished.

Seconded by: Ms. Harris

The motion was unanimous.

Item #8 3404 Cypress

The Commission reviewed pictures presented by the staff. This house was brought to Code Enforcement's attention by Adult Protective Services, stating their client was living in very poor conditions. The Victoria Police Department also conducted a courtesy check on the resident and presented concern for the home's condition. Ms. Campos presented the staff recommendation to repair the structure to minimum housing code.

Vice-Chairman Lee opened the public hearing. There was no one who wished to comment.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Mr. McCoy

Seconded by: Mr. Cade

Mr. McCoy motioned to give 30 days to meet minimum housing requirements or Code Enforcement would proceed to have the property owner removed and have the structure demolished.

Seconded by: Mr. Cade

The motion was unanimous.

Item #9 3701 Willie

Ms. Campos presented pictures of the structure and gave the staff recommendation to demolish the structure.

Vice-Chairman Lee opened the public hearing. There was no one who wished to comment.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Mr. Cade

Seconded by: Ms. Harris

Mr. Cade made a motion to demolish the unsafe building.

Seconded by: Mr. McCoy

The motion was unanimous.

Item #10 2509 S Laurent

The Commission reviewed pictures presented by the staff. Ms. Campos presented the staff recommendation to demolish the structure.

Vice-Chairman Lee opened the public hearing.

John Alvarez, 1502 Bottom Rd. stated he purchased the property and would like time to repair the home and if it is impossible to repair, he will demolish the structure himself.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Mr. McCoy

Seconded by: Mr. Cade

Mr. Cade motioned to give the homeowner 2 weeks to secure the structure and 90 days to pull the permit and begin repairs to bring it up to minimum standards or to demolish it.

Seconded by: Ms. Harris

The motion was unanimous.

Item #11 2515 S Laurent

The structure was demolished by the property owner prior to the meeting. No action was required.

Item #12 1207C S. Cameron

The Commission reviewed pictures presented by the staff. Ms. Campos presented the staff recommendation to demolish the structure.

Vice-Chairman Lee opened the public hearing. There was no one who wished to comment.

Vice-Chairman Lee entertained a motion to declare the building unsafe.

Motioned by: Ms. Harris

Seconded by: Mr. Cade

Mr. Cade made a motion to demolish the unsafe building.

Seconded by: Ms. Harris

The motion was unanimous

D. ITEMS FROM BUILDING AND STANDARDS COMMISSION – None.

E. ADJOURNMENT – The meeting was adjourned at 7:25pm.

Approved: _____

C. W. Settles, Chairman

Approved: _____

John K. Kaminski, Secretary