



MEETING MINUTES
Thursday, October 27, 2011
5:30 p.m.

Commissioners Present:

Scott Lee, Vice-Chairman
Harold Cade
Dorothy Harris
Rawley McCoy
Nick Hinojosa

Staff Present:

Jared Mayfield, Deputy Director
Denyce Beyer, Administrative Assistant
Grace Campos, Senior CEO
Carlos Longoria, CEO
Juan Briones, CEO
Laramie Gildon, CE Inspector
Linda Champion, Assistant City Attorney

Commissioners Absent:

John Acosta
C.W. Settles, Chairman

- A: CALL TO ORDER** – Vice-Chairman Lee called the meeting to order at 5:30 p.m.
- B: APPROVAL OF MINUTES FROM PREVIOUS MEETING** – The July 28, 2011 regular meeting minutes were approved as delivered.
Motioned by: Mr. Hinojosa
Seconded by: Mr. Cade
The motion was unanimous.
- C: DISPOSITION OF THE FOLLOWING CASES:**

There were only two people present in the audience that had cases. Vice-Chairman Lee moved their items to the beginning of the agenda so they would not have to wait for the other cases.

Item #3 1111 S De Leon

The Commission reviewed pictures presented by the staff. Mr. Longoria stated that on 6/20/11, Code Enforcement observed an unsecured structure with an attached garage with roof damage, rotting wood members and broken and unsecured windows. Interior walls and ceilings were damaged, deteriorating, had holes and scattered junk and trash inside both the structure and garage. As of 9/19/11 the building has been boarded up but has not been secured to the specifications of the City's Building Code. Mr. Longoria reported that they received a call from the property owner on 9/23/11 informing them that he had made contact with an electrician and plans on repairing the structure. The owner was informed to submit a detailed plan to the board at the meeting to show what he planned on doing to the structure to bring it back up to code. The Findings of Fact are items 1, 2, 7, 9 and 10. The structure invites vandalism, vagrant activity and has become blight to the neighborhood and a nuisance/danger to the public health, safety and welfare. Mr. Longoria stated that Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to repair or demolish.

- (a) Public Hearing to determine if Structure is Unsafe:**
Dwayne Bennett, 1630 Brazos Tr., Richmond, Texas, stated he hired someone to do work on his grandmother's house and they did not do it, so he lost a lot of money. The structure in question is what his grandfather attempted to build onto. Mr. Bennett stated he is going to tear the entire back

end of the house down and bring it back to its original state of being. He stated he is going to pull the permits accordingly. He then presented his work plan to the committee.

Mr. Lee asked him how much time he would need to board up the structure according to City Code. Mr. Bennett stated about two weeks.

- (b) Consider Issuing an Order to Repair or Demolish** - Mr. Hinojosa made a motion to declare the building unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. McCoy made a motion to declare the building less than 50% of its value unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. McCoy made a motion to give Mr. Bennett 30 days to secure and grant 120 days to bring to code and to complete everything. Mr. Cade seconded the motion. Motion carried.

Item #8 3412 Gayle

The Commission reviewed the pictures presented by staff. Mr. Gildon stated that on 5/5/11, Code Enforcement inspected a structure that suffered fire damage. We observed holes in the walls and roof caused by the house fire. There was smoke damage to the interior and exterior of the home. The doors and windows had been secured but there was a large hole on the side of the structure which allowed access to the inside. On 8/23/11, the structure was completely secured but still remained in need of repair. The property owner has kept in contact with us and is repairing the structure, but the kids in the neighborhood continue to vandalize the house. Mr. Gildon noted that the property owner had pulled a permit for the repairs and plans on fixing up the structure but was advised to be present at the meeting to make the board aware of his plans on repairing the structure. The Findings of Facts are #2, 5, 7, 9 and 10. Mr. Gildon stated that Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to repair or demolish.

Mr. Gildon noted that staff went out to check the structure today and the part of the structure that has the holes on the side has been torn down and now has plywood put up. The structure is secure and the front of the roof has been repaired and the owner is now working on the back portion of the roof.

- (a) Public Hearing to Determine if Structure is Unsafe-**
Hugo Rodriguez, 1109 Fillmore, Victoria, Texas, stated that they are now replacing the roof. He stated that he and his brother are doing the work by themselves. He stated he would renew his permits on Monday.

Mr. Lee asked what he planned to do to the house. Mr. Rodriguez stated that they plan to replace the windows and repair the two rooms that were damaged and also plan to rewire the house. Mr. Lee asked how long it would take him to finish the house. Mr. Rodriguez stated he did not know. Mr. Lee suggested to him to come up with a plan stating what he would have done by a certain date. He stated he you could keep the City informed on how you are progressing and keep the permit active, then you could be granted more than 90 days to repair the structure.

- (b) Consider issuing an order to repair or demolish** – Mr. McCoy made a motion to dismiss this case. Mr. Cade seconded. Motion carried.

Item #1 804 E Murray

The Commission reviewed the pictures presented by the staff. Mr. Longoria stated that on 5/9/11, Code Enforcement observed a collapsing carport with a tarp protruding from a large hole in the middle of the roof that appeared to be filled with leaves and rainwater. The right side of the structure had a large hole and was caving in. He stated that they received an office visit from Ms. Raylene Sims informing us that the mailing address in the Victoria County Appraisal District was incorrect, but as of 9/19/11 she was unsure of what she wanted to do with the house but would be attending the meeting. The Findings of Facts are #1, 2, 7

and 10. Mr. Longoria stated that staff recommended the carport and back right side of the structure be declared unsafe and the Commission issue an order to demolish.

Mr. Longoria stated as of yesterday Ms. Sims hired Axis Demolition and noted that they would be demolishing the carport and a back storage room.

- (a) **Public Hearing to Determine if Structure is Unsafe** – There was no one present who wished to speak.
- (b) **Consider issuing an Order to Repair or Demolish** – Mr. Cade made a motion to declare the carport and back right corner of the building unsafe. Ms. Harris seconded the motion. Motion carried.

Mr. Hinojosa made a motion to declare 50% of the structure in question damaged. Mr. McCoy seconded the motion. Motion carried.

Mr. Lee stated that carries a mandatory order of demolition. He noted that it was declared unsafe and the unsafe portion of the building will be demolished.

Item #2 1004 S Wheeler

The Commission reviewed the pictures presented by the staff. Ms Campos stated on 4/4/11, Code Enforcement responded to a complaint they had received from the County Tax Attorney. While inspecting, they observed roof damage, deterioration near the overhang and around the foundation. The structure was unsecured, had broken windows, deterioration in the walls, ceiling and floor. She stated on 7/20/11, the structure was secured. On 9/19/11, while on site to post notices, Code Enforcement observed the structure was unsecured again. Ms. Campos stated that the plywood screwed into one of the doors had been partially pried open, as well as a few of the windows were once again unsecured. As of 10/4/11 the property remains unsecured and unimproved. Ms. Campos stated when they went by there today the back portion was unsecured. The Findings of Facts are #2, 7, 9 and 10. She stated that Code Enforcement staff recommends the structure be declared unsafe and the Commission issue an order to secure, demolish or repair and bring up to minimum housing code.

- (a) **Public Hearing to Determine if Structure is Unsafe** – There was no one present who wished to speak.
- (b) **Consider Issuing an Order to Repair or Demolish** – Mr. Hinojosa made a motion to declare the house and accessory structure unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Hinojosa made a motion that the house and accessory structure were more than 50% damaged and should be demolished. Mr. Cade seconded the motion. Motion carried.

Item #4 1511 Alvin

The Commission reviewed pictures presented by the staff. Ms. Campos stated that on 5/26/11, Code Enforcement observed a dilapidated structure with a sagging roof, some holes, severely shifted foundation, deterioration on exterior walls, broken windows and scattered trash on the property. She stated that upon re-inspection they observed the structure was unsecured and appeared vacant. Code Enforcement entered the property and observed a collapsed ceiling, large holes in the floor exposing floor beams, a lot of scattered trash, objectionable matter and a foul odor. The interior walls, ceiling and floors had holes, rotting wood members and deterioration throughout. Ms. Campos stated that contact was made with the tenant and he was informed of the unsanitary and unsafe conditions he was currently living in and that we would be presenting the structure at the BSC meeting. He said his sister, who is the owner, was planning on repairing the structure but he did not have any contact information for her. Ms. Campos stated contact had been established with the family of the owner and their plans are to have the structure demolished. The Findings of Facts are #1, 2, 3, 4, 5, 6, 7, 8, 9 and 10. Ms. Campos stated that Code Enforcement

recommends the structure to be declared unsafe and the Commission issue an order to demolish.

- (a) **Public Hearing to Determine if Structure is Unsafe** - There was no one present who wished to speak.
- (b) **Consider Issuing an Order to Repair or Demolish** - Mr. Hinojosa made a motion to declare the building unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Hinojosa made a motion to declare that 50% or more of the buildings value and structure is deteriorating and should be demolished. Ms. Hill seconded the motion. Motion carried.

Item #5 2112 S Laurent

The Commission reviewed pictures presented by the staff. Mr. Gildon stated that on 8/8/11, while inspecting this vacant lot for high weeds and grass, Code Enforcement observed an unsecured structure with no door, broken windows, rotting wood members, floor, walls, deteriorating roof, and apparent vagrant activity. He stated that a work order was issued on 8/25/11 for the mowing and cleaning of this lot after receiving no response from the property owner. As of 9/19/11, there has been no contact from the owner or interested parties and the structure remains unsecured. The Findings of Facts are #1, 2, 4, 5, 6, 7, 9 and 10. Mr. Gildon stated that Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to demolish.

- (a) **Public Hearing to Determine if Structure is Unsafe** – There was no one present who wished to comment.
- (b) **Consider Issuing an Order to Repair or Demolish** – Mr. Cade made a motion to declare the building unsafe. Mr. McCoy seconded the motion. Motion carried.

Ms. Harris made a motion to declare that 50% or more of the buildings value and structure is deteriorating and should be demolished. Mr. Hinojosa seconded the motion. Motion carried.

Item #6 2510 Allie

The Commission reviewed pictures presented by the staff. Mr. Longoria stated that on 6/24/11 Code Enforcement observed a vacant structure with a collapsing roof on the right side of the home. The overhang and exterior walls had deterioration and holes which made the structure unsecured. Mr. Longoria stated that notices were mailed to the owner and on 7/13/11 the owner informed us the property was sold and had contract information for the new owner but she was not sure if the deed had been transferred. The owner was informed to contact the County Clerk to have the deed transferred. The notices were posted on site on 9/21/11 and no repairs or securing of the structure and its accessory have been done. As of 10/5/11, the County Clerk still has no record of a new owner or grantee. The Findings of Facts are #1, 2, 5, 7, 9 and 10. Mr. Longoria stated that staff recommends the structure be declared unsafe and the Commission issue an order to repair or demolish.

- (a) **Public Hearing to Determine if Structure is Unsafe** – There was no one present who wished to speak.
- (b) **Consider Issuing an Order to Demolish** – Mr. Hinojosa made a motion to declare the building unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. McCoy made a motion to declare the home and the accessory unsafe and order them to be demolished. Mr. Hinojosa seconded the motion. Motion carried.

Item #7 211 Willard

The Commission reviewed pictures presented by the staff. Mr. Gildon stated that on 8/10/11, Code

Enforcement were on site to inspect the environmental issues on site and a neighbor informed us that the owner was recently moved into a nursing home and that the property was now vacant and unsecured. He stated that a bad odor from inside the structure could be detected from outside. Upon entry into the structure, we put on facemasks and observed piles of trash and junk throughout the structure. Mr. Gildon reported that the foundation had shifted, floors were rotted, holes were in the walls, and the ceiling had collapsed in parts which allowed the view of the roof from most of the rooms. As of 9/28/11 no progress had been made on repairing or securing the structure and to date two work orders have been issued to abate environmental issues on the property, which included a junk cleanup and bee removal. Mr. Gildon stated that the Findings of Facts are #2, 5, 7, 9 and 10. Code Enforcement staff recommended the structure be declared unsafe and the Commission issue an order to demolish.

- (a) **Public Hearing to Determine if Structure is Unsafe** – There was no one present who wished to speak.
- (b) **Consider Issuing an Order to Demolish** – Mr. Hinojosa made a motion to declare the building unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Hinojosa made a motion to declare 50% or more of the structure damaged and the building be demolished. Mr. Cade seconded the motion. Motion carried.

Item #9 3508 Meadowlane (Accessory Only)

The Commission reviewed pictures presented by the staff. Ms. Campos stated that on 6/12/11, Code Enforcement observed an accessory structure in complete disrepair, deteriorating wood members, overhang, collapsing roof, unsecured door, and broken windows. Upon entry into the structure, the staff observed holes in the walls and ceiling, as well as shifted and cracked foundation and deteriorating flooring. Code Enforcement made contact with the tenant on 6/24/11 to try and obtain contact information for the owner, Ms. Barrientos, but the number provided was no longer hers. Ms. Campos stated that notices had been mailed and signed for but no progress on the securing or repair of the structure had been made and as of 10/11/11 the owner had not pulled a permit. The Findings of Facts are #1, 2, 6, 7, 8, 9 and 10. Ms. Campos stated that Code Enforcement recommended the structure be declared unsafe and the Commission issue an order to demolish.

- (a) **Public Hearing to Determine if Structure is Unsafe** – There was no one present who wished to speak.
- (b) **Consider Issuing an Order to Repair or Demolish** – Mr. Hinojosa made a motion to declare the accessory structure unsafe. Mr. McCoy seconded the motion. Motion carried.

Mr. Cade made a motion to declare 50% or more of the accessory structure damaged and the building be demolished. Ms. Harris seconded the motion. Motion carried.

Item #10 2508 Carsner (2509)

The Commission reviewed pictures presented by the staff. Mr. Longoria stated that on 7/21/11, Code Enforcement observed a structure with a deteriorating roof, eaves, unsecured windows, and visible cracks in the exterior walls caused by foundation problems. He stated that while re-inspecting the property on 8/19/11, we observed deteriorating rafters, holes in the interior walls and significant water damage to walls, flooring and floor covering and no progress in the repairing of the structure. As of 10/4/11, the tree limbs have been trimmed, a re-roofing permit has been pulled and repairs are being made to the roof. The Findings of Facts are #2, 7, 9 and 10. Mr. Longoria stated that Code Enforcement recommended the structure be declared unsafe and the Commission issue an order to repair or demolish.

Mr. Longoria stated that they went out today to re-inspect the property and it had been re-roofed, repaired the eaves and the structure had also been secured.

- (a) **Public Hearing to Determine if Structure is Unsafe** – There was no one present who

