



**BUILDING AND STANDARD COMMISSION MEETING MINUTES
700 MAIN CENTER Suite 205 (CONFERENCE ROOM UPSTAIRS)**

**Thursday, February 2, 2017
5:30 PM**

MEMBERS PRESENT:

Rawley McCoy, Chairman
Nick Hinojosa
Victor Marshall
Bobbye Thomas

MEMBERS ABSENT:

Harold Cade
Sherri Strickland
Eric Mercer

STAFF PRESENT:

Grace Garcia, CEO Supervisor
Juan Briones, CEO Senior CE Officer
Steven Solis, CEO Code II Officer
Andrea Ayala, CEO Code I Officer
Isaac Solis, CEO Code I Officer
Denyce Beyer, Administrative Assistant
Rick Madrid, Building Official
Julie Fulgham, Asst. Director of Development Services
Allison Marek, Asst. City Attorney

THE SUBJECTS LISTED ON THE FOLLOWING AGENDA WILL BE CONSIDERED AT THE MEETING:

A. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

B. APPROVAL OF MINUTES FROM PREVIOUS MEETING JULY 21, 2016

The minutes of the July 21, 2016 meeting were approved as delivered.

C. DISPOSITION OF THE FOLLOWING CASES:

- 1. 1005 S BRIDGE
RAYMOND TORRES %CAROL CANTU, GREGORY J TORRES, REMIGIO TORRES,
LUPE SANCHEZ**

Ms. Ayala stated on July 27, 2016 Code Enforcement observed scattered junk/trash, rotted and deteriorating portion of the exterior roof, and an unsecured back door. Upon entering the structure there was damaged sheetrock and scattered trash throughout the home. While onsite, staff was informed by a citizen that Carol Cantu wanted to sell the property, however her siblings were not in agreement.

Ms. Ayala stated on August 24, 2016 Remigo Torres called and advised that he and his siblings have nothing to do with the property, except for his sister Carol Cantu.

She stated on August 27, 2016 a fire was reported by Fire Marshall John Starry. Code Enforcement observed the main structure to be the point origin of the fire. Rafters, ceiling joists, and portions of the roof covering has been burnt or missing, also portions of the exterior siding has been melted,. The front door was now unsecure and you can see the interior of the structure which has fire damage and the back portion of the structure is missing.

Ms. Ayala As of January 4, 2017, there has not been any progress in repairing, securing, or demolition of the structure.

Ms. Ayala stated the Findings of Facts # 1,2,3,4,5,6,7,8, 9, and 10.

She stated that Code Enforcement recommended that the structure be declared unsafe and for the Commission to issue an order to demolish. Ms. Ayala stated as of today, 2/2/17, there has been no progress in the demolition of the structure. The main structure has four windows that have been partially secured on the north side.

a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. No one wished to speak. The Public hearing was closed.

b) Consideration of Orders to Issue Demolition

Mr. Marshall made a motion that the structure is unsafe. Ms. Thomas seconded the motion. Motion carried.

Mr. Marshall made a motion that the structure is more than 50% damaged. Ms. Thomas seconded the motion. Motion carried.

There will be an automatic demotion.

**2. 2316 PORT
GREGORIO & AUDELIA CISNEROS, JIMMY CISNEROS,**

Ms. Garcia stated on November 17, 2016, Code Enforcement observed the structure is more than 50 percent damaged. At the front of the structure, near the front door, the exterior connecting walls have separated due to severe foundation issues. Several of the foundation wooden beams are rotten and deteriorating. The roof on the rear of the structure has collapsed, causing weather damage to the interior of the structure. There are also multiple holes in the roof. Code Enforcement also observed numerous broken windows around the structure, and wood exterior siding panels are collapsing. On December 15, 2016, Code Enforcement observed no progress or repairs or demolition of the structure.

She stated the Findings of Facts # 1,2, 4,5, 7,8, 9, and 10. Ms. Garcia stated as of today, there has been no progress in the demolition of the structure. She stated that the property owner did come in and she has made arrangements with the Development Center Coordinator for CDBG program and is making arrangements to help assist with the demolition.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing.

Olivia Cisneros, 2404 Port Street, stated that her husband owned that property and he has just passed away. She stated that she would like the property demolished. She stated that Community Development Block Grant funds would be used for the demolition.

Mr. McCoy closed the Public Hearing.

(b) Consideration of Orders to Issue Demolition

Mr. Marshall made a motion that the structure is unsafe. Mr. Hinojosa seconded the motion. Motion carried.

Ms. Thomas made a motion that the structure is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried.

There will be an automatic demolition.

**3. 904 JULIUS
JESUSA GONZALES CASTILLO c/o VANESSA REZ**

Mr. Briones stated on June 27, 2016 Code Enforcement received a concerned citizen complaint that the manufactured home on this property had no utilities, scattered junk, and the manufactured home is in a state of dilapidation. Staff observed environmental violations, no front door, broken windows, deterioration of the rear portion of this manufactured home, including rotted wood siding/fascia. Staff made contact onsite with Raymond Castillo, who stated that he is related to the property owner. Mr. Castillo stated that he had some things inside the trailer and staff explained the danger of occupying the structure and that is not safe to occupy. Mr. Castillo went inside the structure grabbed some bags and left the property.

Mr. Briones stated on August 17, 2016, Staff was onsite conducting a re-inspection of the property and observed a bed sheet had been placed over the missing front door area. Mr. Castillo was again inside of the structure and admitted to staying in the mobile home with no utilities. Staff again, explained that it is unsafe for him to be staying in the structure.

On November 10, 2016 a work order was issued for the cleanup of the property.

Mr. Briones stated on December 27, 2016, Staff received a phone call from Victoria PD dispatch that an officer responded to a disturbance call and there was a gentleman onsite occupying the structure with no utilities. Victoria Police department has responded to over 20 disturbance or drug activity calls at this location since 2014.

The Findings of Facts # 1,2,3,4,5,6,7,8, 9, and 10. Code Enforcement staff recommended the structure be declared unsafe and for the Commission to issue an order to demolish. As of today 2/2/2017, there has been no progress in the securing or demolition of the structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. No one was present to speak, so the public hearing was closed.

(b) Consideration of Orders to Issue Demolition

Mr. Marshall made a motion that the structure is unsafe. Mr. Hinojosa seconded the motion. Motion carried.

Ms. Thomas made a motion that the structure is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried.

There will be an automatic demolition.

4. 3410 SEAGULL

**MARIA ELENA PENA, TEXAS DOW EMPLOYEES CREDIT UNION, TRUSTEE
LORETTA WILLIAMS**

Mr. Briones stated on June 8, 2016 Code Enforcement received a report from Fire Marshall Tom Legler that there was a house fire at this location and he had sent the property owner notice that the condition of the structure needs to be addressed by removing debris and securing the area until the insurance company has completed their investigation. Staff observed the garage area and garage roof to have the majority of the fire damage. Smoke damage was visible on the interior and exterior of the home.

Mr. Briones stated on August 22, 2016 Staff received a phone call from Maria Ybarra stating that she is the property owner and had received Code Enforcement's notices. She updated staff by explaining that the insurance company was still trying to finalize the results of their investigation and she just wanted to make sure we were not going to demolish the home. Mrs. Ybarra stated that she would stay in contact with our office.

On September 29, 2016 we received an additional phone call from property owner Mrs. Ybarra and she stated that the plan is to gut the structure once the insurance finished the investigation.

Mr. Briones stated on January 3, 2017 staff observed that the structure has been secured but there has been no progress in securing or demolishing the fire damaged roof area of the garage.

On January 4, 2017 staff spoke with Mrs. Maria Ybarra and she informed staff that she has sold the property. She supplied us with owner first name of Cindy and a phone number to reach her at. Mr. Briones contacted Cindy and she informed us that they recently purchased the property and had no idea of the property being presented to the Building and Standards Commission. She also stated that they secured it because they thought it was a danger to the public the way it was. Cindy also stated that they would see if they could get the garage area taken care of or have the roof area secured. Cindy also informed that they are formulating a plan on repairing the structure and would have something prepared if they need to present it at the upcoming meeting.

Mr. Briones stated yesterday staff received a phone call from the new property owner, Cynthia Speedon, and she advised they received ownership on January 25, 2017. She also explained that her and her family have the flu but would attend the meeting if necessary, Staff advised if they could fill out a detailed plan form we could present it to the board.

Mr. Briones stated as of today 2/2/17 the structure remains secured and staff received the detailed plan form from the new owner. Staff would also like to make a recommendation for the order to be changed from demolition to repair.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. No one was present to speak, so Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue Demolition

Mr. Marshall made a motion that the building is unsafe. Mr. Hinojosa seconded the motion. Motion carried.

Mr. Hinojosa made a motion that the structure was less than 50% damage. Mr. Marshall seconded the motion. Motion carried.

Mr. McCoy made a motion to give the property owner 30 days to secure the structure along with the roof. He stated once that building is secured, then the owner has up to the time limit that they claim which is six months. Ms. Thomas agreed with the motion that was entertained. Mr. Marshall seconded the motion. Motion carried.

5. 312 LEVI

CHARLES JAMES & CHARLOTTE RAY BROOKS, JAMES WASHINGTON

Ms. Ayala stated on September 12, 2016 Code Enforcement observed the front door unsecure as well as the side door. The structure is a mobile home and on the inside it appeared to have vagrant activity. The inside of the structure appeared sound except the kitchen floor, dining room floor and washroom area. The boards on the floor were rotted out and felt weak. In one of the bedrooms (front of the structure right hand side), daylight is visible from cracks in the walls.

On October 28, 2016 the property owner called and advised they were going to secure the property.

On December 7, 2016 Code Enforcement observed the property was secured however it appears as if someone vandalized the structure and on the right hand side rear bedroom, there is now a gaping hole open to the outside.

As of January 4, 2017, there has not been any progress in repairing the structure or demolition.

The Findings of Facts are # 1,2,3,4,5,7,8, 9, and 10. Ms. Ayala stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

Ms. Ayala stated as of February 2, there has been no progress in the demolition of the structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. Seeing no one present, Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue Demolition

Ms. Thomas made a motion that the structure is unsafe. Mr. Hinojosa seconded the motion. Motion carried.

Ms. Thomas made a motion that the structure is more than 50% damaged. Mr. Marshall seconded the motion. Motion carried.

There will be an automatic demolition.

6. 103 GETTYSBURG (PATIO ROOF AND FENCE ONLY) ROBERT LESTER WILLIS, WELLS FARGO HOME MORTGAGE, SECRETARY OF HOUSING URBAN DEVELOPMENT

This item was tabled since the issue was taken care of.

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

There were no comments.

E: ITEMS FROM STAFF

Julie Fulgham stated the demo budget has been cut for this fiscal year due to the budget constraints of the City. She stated that we are doing alternative routes by utilizing Municipal Court and using our contract money for some of the worst and working with Solid Waste to use some of the funds they have for removing debris. Mr. McCoy stated that the buildings that we do condemn, the owner has no intention of making them safe. He stated the building will not be safe until somebody secures. Ms. Fulgham stated the staff would try to enforce the owners' hands through Municipal Court and they as soon as we get the funding, we will carry out the orders. Mr. McCoy asked if this Commission could be kept abreast of that situation. Ms. Garcia stated yes.

Mr. McCoy stated if it really becomes an issue where the structure is unsafe, could we approach City Council with our concerns. Ms. Fulgham stated we have two properties in the CDBG areas and we still have that funding. Ms. Fulgham stated we may cancel the next meeting and have two meetings a year until we can get funding.

Mr. McCoy stated your job is to present us with what the concerns are. He stated if he would have the backing of this group, for example a structure that is about to collapse, he would create an avenue of communication from this group through to Council through you and not necessarily at a meeting and express our concern and help us find a way to at least be committed to alleviating dangerous situations. Ms. Fulgham stated we will be looking at savings throughout the year to try and fund the orders that we have in place.

F: ADJOURNMENT

There being no more comments, the meeting was adjourned at 6:15 p.m.

Approved: _____
Rawley McCoy, Chairman

Approved: _____
Julie Fulgham, Asst. Director of Development Services