



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

**Thursday April 23, 2015
5:30 p.m.**

COMMISSIONERS PRESENT:

Rawley McCoy, Chairman
Harold Cade
Eric Mercer
Bobbie Thomas
Nick Hinojosa
Sherri Strickland

COMMISSIONERS ABSENT:

Victor Marshall

STAFF PRESENT:

Grace Garcia, CEO Supervisor
Juan Briones, CEO
Steven Solis, CEO
Isaac Solis, CEO
Andrea Ayala, CEO
Linda Champion, Asst. City Attorney

A: CALL TO ORDER

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

B: APPROVAL OF MINUTES FROM PREVIOUS MEETING January 27, 2015

Mr. McCoy stated he had a correction to the minutes. He noted it needed to be put in the minutes where he opened the public hearing and closed the public hearing.

Mr. Cade made a motion to approve the minutes as corrected. Mr. Mercer seconded the motion. Motion carried.

C: DISPOSITION OF THE FOLLOWING CASES:

**1. 2009 E CRESTWOOD
HECTOR GONZALEZ**

Mr. Briones stated on November 13, 2014 Code Enforcement responded to a report of junk and trash piled in the front yard. Upon inspection we observed the structure was in substandard living condition. All windows of the home were broken and the garage was unsecured. The front door was open and the door that leads from the garage to the inside of the home was missing. The back bedroom windows were broken out and unable to close properly. We were not able to gain entry to the home but were able to see that the home was filled with junk and trash. Solid waste was contacted to remove the junk near the curb but wasn't able to complete the collection due to the property owner being irate and threatening. On December 14, 2014 the property owner has secured the windows in the front of the structure but the garage door leading to the house and the windows in the back remained unsecured. The Utility Billing Office has indicated this customer was initially turned off for non-payment on February 13, 2015 and after March 25, 2015 the account was deactivated due to continued non-payment of service. He stated according to the International Property Maintenance Code (IPMC) Section 402.1 Habitable spaces, Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. Section 403 Ventilation: 403.1 Habitable Spaces. Every habitable space shall have at least one open-able window. There have been no permits pulled for the repairs as of April 16, 2015 and the back windows and garage remain unsecured.

The Findings of Facts are #2,7,8,9, and 10.

Mr. Briones stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to secure and repair.

Mr. Briones stated that Solid Waste was contacted to remove bulky items from the property on 12-9-14. The driver was approached by the property owner who was yelling and became irate in a threatening manner. Solid Waste Manager Trey Torres instructed the driver to leave the remaining items due to the incident. He reported from 1-3-2014 to 3-16-15 there have been 11 Police Responses ranging from welfare concern, disturbances, investigations, gun call, police assistance and frequent patrol. It is also unknown if the property owner lives at this location. While posting the Public Hearing Notice the property owner had stated that people are always going inside of his property and tearing up his house. Mr. Briones stated they had received information from the tax office stating that they were filing a Tax Suit in May 2015. As of April 23, 2015 no permits have been pulled and no progress has been made at this location.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There was no one present to speak. Mr. McCoy closed the public hearing.

(b) Consider Issuing an Order to Repair and Secure.

Mr. Mercer made a motion that the structure was unsafe. Ms. Thomas seconded the motion. Motion carried.

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

Mr. McCoy made a motion that the structure be declared unsafe and for the Commission to issue an order to secure and repair. Mr. Hinojosa seconded the motion. Motion carried.

2. 207 S NAVARRO VERONICA FOSSATI PAHMIYER

Isaac Solis stated in June Code Enforcement office received information from Building Official Rick Madrid stating that there is a large portion in the rear of the property that is in substandard condition. We were able to meet with the property owner's son in law and walk the property and the Building Official observed damaged deteriorated rafters, ceiling and electrical. There was also major water damage to the floor in the back of the property. There were holes in the floor and damaged deteriorated floor beams. The shop area in the back of property was also deteriorated and the building official stated that the portion would need to come down. The property owner has contacted Mr. Clifton and he has been hired to complete the demolition to salvage some of the usable wood. On January 12, 2015 it was observed that the demolition has started but as of April 1, 2015 the demolition has not been completed and the home remains unsecured. Mr. Solis stated on April 23, 2015 Code Enforcement Team arrived and observed more progress on the demolition. Most of the roof has been removed and there is a trailer on site for the removal of junk to be hauled off.

The Findings of Facts are: #1,2,3,4,5,6,7,9, and 10.

Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish. Mr. Mercer asked if a permit was pulled to demolish. Mr. Solis stated yes.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There was no one present to speak. Mr. McCoy closed the public hearing.

(b) Consider Issuing an Order to Demolish.

Mr. Mercer made a motion that the building was unsafe. Ms. Strickland seconded the motion. Motion carried.

Mr. Mercer made a motion that the damage was more than 50%. Ms. Thomas seconded the motion. Motion carried.

3. 1605 GOODWIN NCS PROPERTIES INC

Mr. Solis stated that on December 5, 2014, Code Enforcement conducted an inspection on the structure due to a tenant's complaint. We observed deterioration in the fascia and roof near the door way. Inside the living room, the floor wasn't leveled properly. Throughout the unit, there were multiple holes in the wall and light fixtures were not working properly. In the kitchen, we noticed holes in the sheetrock. In the main bedroom, the wall has separated from the flooring. We were able to see daylight from underneath the structure. The utility attachment had a large hole in the floorboard and there is separation from the

roof and the ceiling. On the exterior of the structure, we observed siding repairs are needed. There are mixed match plywood boards, as well as, improperly installed boards on the exterior siding. There are 5 units within the structure and we were only able to conduct an inspection on unit number 3.

On April 15, 2015, Code Enforcement observed no repairs have been made to the exterior of the structure, and no permits have been pulled for repairs. Mr. Solis stated on April 23, 2015 Code Enforcement Team arrived and observed no progress to the structure. Code Enforcement observed that a sewer cap has been placed on the sewer clean out. There is a minimal weather barrier overlay on the exterior walls that cover the particle boards. The Findings of the Facts are: 1,2,3,4,5,6,7,9 and 10.

Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to pull proper permits, repair and obtain Certificate of Occupancy for each apartment.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing.

Noel Smith stated he was the owner of the subject property, under NCS Properties Inc., PO Box 4953, Victoria, Texas 77903. He stated underneath where you see the Lowe's sign is brand new wood. He stated they put the Lowe's barrier over the top of it before they put the hardy board on top. He stated all of that under the window is brand new wood and new windows. Ms. Garcia asked if he got permits. He stated he spoke to the gentleman in charge of Inspections and he told him if he does not replace over 50% at one time he did not need a permit. He stated the inspector said depending on what was done to the structure that is in fact true, if that is not right he wanted someone to tell him what to do. He stated he would do what needs to be done. Mr. McCoy asked what the time frame was he made the repairs. Mr. McCoy stated you cannot do 49% one day and come back the next day and do 49% more. Mr. Smith stated the windows have been repaired over a period of three years. Mr. McCoy stated if you look at one picture it looks like one of the walls is sagging. Mr. Smith stated that structure was not sagging. He stated the add on porches need some serious attention which is what they are trying to work on. Mr. Mercer asked Mr. Smith if he was able to pull a permit if he could complete the project at one time. Mr. Smith stated no, he does not have the funds. Mr. Mercer asked how long would it take. Mr. Smith stated he did not know.

Ms. Garcia stated that siding needs a permit also. Mr. Smith stated the under structure of that has all been replaced. He stated again that was done over a period of time, but it is all done. He stated they were told as long as you don't do more than 50% that you don't need to pull a permit. He stated he was informed by a gentleman in Inspections the other day that he does need to pull a permit regardless of how much he put. He stated he did not know that. He stated he was informed that from now on it must be a permit pulled to do that particular part of the work. Ms. Thomas asked who told you that you did not need to pull a permit. Mr. Smith stated he called up to the permit office and they told him unless you do more than 50% you do not need a permit. Ms. Garcia stated but overall you are going to do over 50%. She stated the work would need to be inspected that way they would know you were doing it right. Mr. McCoy stated you said the building was not safe and that any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base. Mr. McCoy asked if that was what was found. Mr. Smith stated no. He stated lets go, he would go open the house now.

Ms. Strickland asked what the rule was for pulling permits. Ms. Champion stated she did not have that information. Ms. Champion stated a permit is needed for a Certificate of Occupancy. Mr. McCoy stated you are not going to get a CO without the proper permitting. Ms. Strickland stated so they cannot have utilities on without a CO, correct. Mr. McCoy stated that the staff recommendation is the structure be declared unsafe and for the Commission to issue an order to pull proper permits, repair and obtain Certificate of occupancy for each apartment. Mr. McCoy asked what the time frame was for this. Mr. Smith stated he could not give him a time. Mr. McCoy asked if there were tenants living in those apartments. Mr. Smith stated yes. Ms. Garcia stated so how can he repair the structure with people living in them. Ms. Champion asked Mr. Smith when he got the Certificate of Occupancy. Mr. Smith stated he never has. Mr. Smith stated he property was occupied when he took it over. Ms. Garcia stated until the tenant complained and they moved out. Ms. Champion asked if an inspector had been out there to inspect what repairs needed to be made to the apartment. Ms. Garcia stated she requested it but they did not go. Ms. Champion stated that is going to be one of the things that need to be done to determine whether it qualifies for a Certificate of Occupancy. She stated if it doesn't then it does not qualify for utilities. Ms. Garcia stated she did not understand permits for windows, whether you are doing one window at a time or several, she stated people still need to make sure that they framed it right. Ms. Garcia stated it still needed to be inspected. Ms. Strickland asked if the utilities are on. He stated yes. Mr. McCoy asked what prompted the inspection. Mr. Smith stated an angry tenant who was forced to move out. He stated the tenant tore a bunch of stuff up and then called the City.

Ms. Champion asked Mr. Smith if he had a list of priorities of what needs to be repaired. Mr. Smith stated that right now he is trying to get the roof repaired. He stated it does not leak, but it is getting close. He stated that is the next thing that needs to be done. Ms. Champion asked if he would allow an inspector to go in and inspect. Mr. Smith stated yes. Mr. McCoy stated many of the cases that come here are the result of someone complaining. Mr. McCoy asked what is the mechanism that the City uses when there is a complaint. He asked if there were minimum standards for an occupied building. Ms. Champion stated the inspector would determine that. Ms. Garcia stated they did adopt the 2009 Property Maintenance Code, which is minimum which took the place of the Code from 1985 Minimum Housing Standards. Mr. McCoy asked if the standards were different for rental property as opposed to a privately owned property. Ms. Champion stated that four units are considered residential, and anything over four units goes to a different standard. Ms. Garcia stated that is why we need a building official to go and inspect the property. Mr. Mercer stated the property owner is willing to let an inspector go in and look at his property and that is the next step that needs to be done.

Ms. Strickland stated that she would like Mr. Smith to bring the committee a plan after the property has been inspected. She stated there would also need to be a timeline when each item would be done. Mr. Smith stated he would do that. Mr. McCoy stated if you have a plan and pull a permit and if you come back here and need more time we cannot grant more than 90 days without a written plan presented. Mr. Smith asked at what point do I need to pull a permit. Mr. Mercer stated because the property is commercial, anything that you are doing to the building you would need to call the permit office. Ms. Garcia stated that when you repair the roof you would need to get a permit. She noted that when you do get that permit they will tell you if you are doing less than 25% you would not need a permit, she noted that this is commercial and overall eventually you will do the entire roof. Ms. Garcia stated she did not know where we need to fix that between our departments. Mr. McCoy noted there are some gray areas. He stated the intent is to pull a permit. Mr. McCoy stated that you cannot go out in one week or one month and do 40% and the next month do another 40% and over a period of time it is more than 50%. Mr. Smith stated he did ask and that was what he was told. He stated you need to get that in writing from the property authorities because part of the staff recommendation is to require you to pull a permit and then ultimately receive a Certificate of Occupancy for these dwellings. Ms. Champion stated an inspector would be able to help you what needs to be done first.

Mr. McCoy closed the public hearing.

(b) Consider Issuing an Order to Pull permits, Repair and obtain Certificate of Occupancy for each unit.

Ms. Strickland made a motion that we require the City Inspector to check all five units within 30 days and come before the BSC Commission on July 23, 2015 with a plan. Motion died for lack of a second.

Mr. Briones stated when it comes to permits, when it comes to windows, the labels need to be displayed until it is inspected and passed by the Inspections Department. He stated plumbing, framing and foundation all have to have permits, there is no 50% rule. He stated for a case like this they can issue a general repair and that would encompass 90 day timeline depending on what you do. He stated that would get the ball rolling as far as the permit process. The general repair permit would cover the windows, roof and siding if it is going to be maintained. He stated continual work under 50% at least there is an active permit and can be monitored by our office and Building Inspections.

Mr. Hinojosa made a motion to declare the structure unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Mercer made a motion that the structure is less than 50% damaged. Ms. Strickland seconded the motion. Motion carried.

Mr. Hinojosa made a motion that the structure be declared unsafe and for the Commission to issue an order to pull proper permits, repair and obtain Certificate of Occupancy for each apartment. Motion died for lack of a second.

Ms. Strickland stated if an inspector will go and look at all five units, then they will say what needs to be repaired and tell them a permit will need to be pulled. Mr. McCoy stated let's say they obtain a permit, what is the ultimate goal of the permit. Mr. McCoy stated what if the inspector states that the apartments are not occupiable, then what would happen. Ms. Garcia stated the tenants would have to be provided with a place to live. She stated Mid Coast Family Services would try to find somewhere for the tenants to live. He stated if we just pull a permit and repair, who renders the structure occupiable, so at the end of the process if there is no Certificate of Occupancy given then he would have to vacate the properties. Ms. Campos stated since there are people living in there, what they are trying to do is if someone moves out, the next person could not move in until there is a certificate of occupancy to make sure the apartment unit is brought up to code. Ms. Strickland asked if a CO could be rescinded once utilities are turned on. Ms. Champion stated yes. She stated if it is so far below code and a safety hazard, it could be rescinded.

Ms. Strickland made a motion that the property owner contact the City and the City go and inspect the property within 30 days of today's date, and give the property owner a list of things that needs to be done to bring it to Code and that the property owner come back before us at the July 23, 2015 BSC meeting with a written plan of how to get these repairs done. Ms. Thomas seconded the motion.

**4. 2301 MUMPHORD
MANUEL AGUILAR JR %JUAN A RODRIGUEZ**

Ms Garcia stated that on February 20, 2015 Code Enforcement observed a structure that is being maintained in sub-standard conditions. The structure(s) have very little siding on the exterior walls, which are of particle wood material. Walls are being exposed to the elements, (rain, wind, and heat) also causing deterioration. Code Enforcement could not determine the type of material on the roof but it does not appear to have a proper covering. Plumbing to the structure(s) has been connected illegally from the neighboring property at 2303 Mumphord. Code Enforcement contacted the Development Center office to inquire if permits were obtained for the construction of the structure(s), and they informed that no permits were obtained.

Ms. Garcia stated on March 10, 2015 Code Enforcement met onsite with property owner Tony Rodriguez. Mr. Rodriguez informed us that no one lived in the structure, and stated that they only go in it to watch TV from time to time. During several inspections by staff, we have been unable to attain access to the front door or entry to the structure because of a vicious dog tied near the door. Staff has observed people entering the structure on several occasions and there is a window unit on the structure and a separate restroom attached. Utility Billing Office staff also confirm that there is no active water account for this address but do have an active account for 2303 Mumphord.

Ms. Garcia stated Victoria County Appraisal District, (VCAD) records from 2002-2013 do not show Improvement / Building on this property; however the 2014 record lists Improvement as: type RS1 Frame Utility Building 168.0 Sq. Ft. and RS1 Frame Utility Building - 60.0 Sq. Ft. which is a total of 228 sq feet. VCAD staff confirmed that the structure code on record is for "Residential Single Family".

Ms. Garcia stated Fire Department provided a Fire Report for 2303 Mumphord and lists the same owner, (Juan Antonio Rodriguez) as this case being presented today. Mr. Rodriguez obtained a demolition permit to demolish a burned manufactured home structure on November 4, 2012, in which these structures are believed to be accessory residential structures to. It is believed that after the fire, improvements to the current structure(s) being presented today were made. The structures being presented today were constructed without the proper building, electrical, or plumbing permits. No inspections have been performed by any Building Inspector / Official. Mr. Rodriguez has also informed that he and all the residents that use the structure(s) have family and friends that they stay with.

Ms. Garcia stated there have been previous environmental cases in 2011, 2014, and 2015 for violations of high grass, weeds, junk, and debris have also been worked and abated on this property. There is a lien on this property and a total of \$2,086.28 in fees that have not been paid.

As of March 20, 2015 there has been no progress. Ms. Garcia noted that they met onsite on March 10, 2015, and Mr. Rodriguez stated he is on a fixed income and is living in the RV that is on the adjacent property. Also our Utility Billing Office informed us that there has not been an account or meter at this location. As of April 23, 2015 no permits have been pulled and no progress has been made at this location. Ms. Garcia stated she had Utility Billing Office go out to the site and they did confirm that the utilities from 2303 are connected to this unpermitted section that they built.

The Findings of the Facts are: #1,2,3,5,6,7,8,9 and 10.

Ms. Garcia stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish. Ms. Garcia stated that when they demolished the manufactured home that was on 2303 Mumphord, one of the structures on the photo was actually attached to the manufactured home. She stated it was a porch and they made it into a restroom. The structures are being lived in. The gentleman from Utility Billing Office said they told him they were living in the structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing.

Ricardo Rodriguez, 2301 Mumphord, stated the room with the shower he cleaned it all out and fixed it up. He stated all he needs to do is stucco work and that is it. He stated the bathroom is on the outside. Mr. McCoy asked if it had a water heater. Mr. Rodriguez stated it did have a water heater. He stated both of the properties belong to Juan Rodriguez. He noted the one structure was a storage building a one time. Ms. Thomas asked if any permits were pulled to do any of this work. Mr. Juan Rodriguez stated that when he called the permit department they said if the room is less than 200 sq. ft. he did not need a permit. Mr. Rodriguez stated the building has been there for over 16 years. Mr. McCoy stated he wished he knew who they was. Ms. Garcia stated it is the Development Office. Ms. Garcia stated the problem is she did not know if they told them that this was going to be a residence. Ms. Garcia stated anything under 200 sq. ft. you do not need a permit. Ms. Garcia stated the code needs to be changed to anything needing a permit. Ricardo Rodriguez stated that they are living on a budget. He stated they both have disability and most of the money goes on bills. He stated they did have black paper on the walls, but the last few storms came and blew the paper off. He stated they were taking a little bit of their money each month and putting it into the building so he could stay there. He stated he has been trying to get rid of the trash. Ms. Strickland asked what his plans were to repair the building. He stated all he needed to do is put the black paper back on then the stucco. Ms. Strickland stated but you are not connected to City utilities, you are connected illegally. He stated I am connected to the other property. Ms. Garcia stated that you cannot live in the City of Victoria in an RV. Ms. Garcia stated he would need to go to an RV Park where he could pay for proper connections. Ms. Strickland stated we need to know what you are going to do to get your property legal so you could live there.

Mr. Rodriguez asked what do we need to do. Ms. Strickland stated the he would have to hook up to City utilities at some point. She stated the City would have to come in and put water meters, sewer, and electric meters which will be expensive. Mr. Juan Rodriguez stated they would find a way to put utilities in. Mr. McCoy asked if there were any grant monies available. Ms. Garcia stated right now there is nothing. Mr. Mercer stated so the RV is on 2303 Mumphord. Ms. Garcia stated yes and they would have to open another case on that. Ms. Strickland asked if there was a water meter there. Mr. Rodriguez stated yes. Mr. McCoy asked if it was possible to convert the 2303 services to 2301. Ms. Garcia stated the property would have to be replatted. Steven Solis stated if they got approval to build that thru Building Inspections as a storage structure the likelihood of them turning that into a livable structure, it would not be approved by an Inspector. He stated if it was under 200 sq. ft. and they advised them that they could build that without a permit then it was able to be built as a storage facility not something for sleeping, eating, bathing etc. Ms. Strickland stated if we demolish it we would create two homeless people. Ms. Garcia stated if this was built without a permit, we did not create that they did. Mr. McCoy asked if the taxes are paid up. Mr. Rodriguez stated yes. Ms. Champion asked how much the taxes were. Ms. Garcia stated she did not have that information. Mr. McCoy stated to Mr. Rodriguez that he needed to call the Appraisal District because he thought they may be paying too much in taxes. Mr. McCoy asked if the Appraisal District is notified when property is demolished. Ms. Garcia stated when the demo permits are obtained the Appraisal District is notified.

Mr. McCoy closed the Public Hearing.

(b) Consider Issuing an Order to Demolish.

Ms. Strickland made a motion to declare the structure unsafe. Mr. Mercer seconded the motion. Motion carried.

Ms. Strickland made a motion that the structure is more than 50% damaged. Mr. Mercer seconded the motion.
Ms. Thomas abstained from voting.

AYES: Strickland, Mercer, Hinojosa
NAYES: Cade

Ms. Thomas felt the owner should have a chance to get with the Building Inspector to see if they would be able to bring the building up to Code. She stated if not then it could be demolished.

Mr. Mercer stated there are people that would buy the property. He then asked the property owner if they would consider selling the property. The owner stated no, because they worked hard to get the property. He stated the property is all that they have.

Ms. Garcia stated Mr. Rodriguez could call Mid Coast Family Services to see if they had funds available. She stated when they tag buildings to get demolished all they need to do is contact Mid Coast and they will try to help them get a temporary apartment. Mr. Rodriguez stated that they tried that. Ms. Garcia stated did you tell them that we tagged the building. Mr. Rodriguez stated no. Mr. McCoy stated that you need to deal with the utility problem and the fact that the work done there has not been permitted. He stated everything that has been done is illegal. Ms. Strickland stated that is what this commission is

here for is to stop that in our City.

Ms. Garcia stated what should have been done is that when they wanted to live in the structure the property owner should have contacted a building official to let them know they wanted to convert it into a home and asked what they needed to do. Mr. McCoy stated once this structure is demolished, nothing would keep him from going back and rebuilding. Mr. McCoy stated when this is demolished Mr. Rodriguez needs to get his property taxes reduced and that would mean more money for them. Mr. McCoy asked if the property owner could take the building down themselves. Ms. Garcia stated yes, they would have 30 days to do it. Mr. McCoy stated if you take the structure down there would be no lien against the property. Mr. McCoy stated they could salvage the materials and build it back. Ms. Strickland stated for them to move dad's RV and rebuild the structure there and they would not have to pay additional for City utilities.

**5. 2002 E GUADALUPE
WESTLEY Q & SUSIE O TAYLOR**

Ms. Ayala stated Code Enforcement observed deterioration on the asbestos siding and holes on the exterior structure, shifting foundation in the center of the structure, leaning piers and missing floor boards. Upon further inspection we also observed a deteriorating roof, front porch overhang, window frames and window panes. The front door was unsecured and upon entry we observed holes in the walls and ceiling, broken sheetrock, weak and warped floor boards and water damage to the ceiling. We made contact with the property owner and advised of the state of the structure. As of April 1, 2015, there has been no progress on the securing, repairs or demolition. The Findings of the Facts are:#1,2,3,4,5,6,7,8,9, and 10.

She stated that Code Enforcement recommends the structure be declared unsafe and for the commission to issue an order to secure and repair. Ms. Ayala stated as of March 31, 2015 the property was sold to Carmen Kean. On April 23, 2015 Code Enforcement team arrived and met with, Thomas Kean. He ripped out the sheetrock in 3 rooms and replaced some of the floor joists. The property owner also is filling out a detailed plan and has obtained a permit. There is a general contractor license as of today.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Thomas Kean, 3734 Invicta Dr., San Antonio, Texas, stated his wife purchased this property and on the 31st of March he got a general permit for the repairs to the property. He stated the previous owners had done some repairs to the home, but they were not very good. Mr. Kean stated he repaired the floor joists. He stated right now he is removing the rest of the flooring and redoing the sill plates. He stated everything also needs to be leveled up. He also has plans to do drainage around the house. He also noted the roof is in good condition and is not leaking. Mr. Kean stated once the floor is leveled and new flooring in then they will start on the framing of the new windows. Mr. McCoy asked if the structure was secure. Mr. Kean stated the front door is secured with a dead bolt and the windows are boarded up. He stated the windows that are still intact and are screwed shut from the inside.

There being no more comments, the public hearing was closed.

(b) Consider Issuing an Order to Secure and Repair.

Mr. Mercer made a motion that the building is secured and safe. Mr. Cade seconded the motion. Motion carried.

Mr. McCoy stated Mr. Kean can go ahead and continue working on the structure.

**6. 2108 LEVI
JEFFERY JON MOORE & JENNY REVEL**

Ms. Ayala stated that on April 25, 2013 an order was issued to repair the unsafe building within 90 days and to continue with permitted work and secure within 90 calendar days by July 24, 2013. The property was secured and a permit was pulled for house leveling, repair for the wall/sheetrock repair and insulation. Our Development Center went out and made several inspections. The permit expired September 6, 2013. Code Enforcement closed the case due to no tenants or personnel living in the structure.

Ms. Ayala stated that on February 23, 2015 Code Enforcement observed a window unsecured and the front door partially unsecured. There was deterioration on the asbestos siding and holes on the exterior structure, shifting foundation structure and missing floor boards. Upon further inspection we also observed a deteriorating roof, window frames and window panes. She stated she met with property owner's son Jeremy Moore, he allowed access to the structure. Upon entering the structure we observed the floor was still incomplete and you could see the ground. The interior walls and ceiling were broken and had holes. We made contact with the property owner and advised of the state of the structure. As of April 1, 2015, there has been no permits pulled for repairs or demolition. The Findings of the Facts are: #1,2,3,4,5,7,9, and 10.

Ms. Ayala stated that Code Enforcement recommends the structure be declared unsafe and for the commission to issue an order to demolish. She stated on April 23, 2015 Code Enforcement team arrived and observed a new screen door has been placed on the front and back apartments. Vinyl siding has been used to cover the walls that were previously exposed in the rear of the structure. A permit has been pulled for the repairs on April 22, 2015.

Ms. Strickland stated she remembered when this property came before the commission before. She stated they were going to do work and they did not, so they are back.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Jeff Moore, 1706 E Red River, stated in 2013 the City wanted him to raise the entire structure. It was raised one foot. The structure was inspected and all of the windows and doors were secured. The 30 days was completed as the City wanted. He stated someone threw rocks and broke some of the windows. They were replaced. He stated they are working on the siding of the home. He stated the back and side are completely covered. He stated they are taping and floating and are about to put the floors down. He did provide pictures for the commission to view.

Mr. McCoy then closed the Public Hearing.

(a) Consider Issuing an Order to Demolish.

Mr. Mercer made a motion that the building is safe and secure. Mr. Hinojosa seconded the motion. Motion carried.

Mr. McCoy stated the case is dismissed and to continue work on the structure.

**7. 605 VIRGINIA
JOSHUA LENA WEBSTER**

Ms. Ayala stated Code Enforcement initiated a sub-standard case while working environmental nuisance violations on site. The tenants allowed for an on-site inspection after reporting electrical and foundation issues. The windows were broken and do not have proper screens or locks, the roof needs repair and is splitting in the middle where the pitch meets. The foundation is unlevelled which is also causing the outside wall to bow out. Inside the home there are improper outlets and there are also holes under the sink in the restroom and in the small room addition. The tenant informed that she could not use multiple appliances because the power would create a shortage. There are cracks on the inside walls and duct tape was being used by the tenant to close holes around a door. The tenants eventually moved out and Code Enforcement met on site with Mr. Jerry Bivings who is one of the property owner's. He was informed of all violations and that the structure may not be occupied until all repairs are completed and inspected. Proper permits for all repairs must be obtained and all inspections completed for a Certificate of Occupancy to be issued. The Findings of the Facts are: #1,2,3,4,5,7,9, and 10.

Ms. Ayala stated that Code Enforcement recommends the structure be declared unsafe and for the commission to issue an order to demolish. She noted as of April 23, 2015 no permits have been pulled and no progress has been made at this location.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing.

Jerry Bivings, 291 FM 236, Victoria, Texas 77905, stated he is trying to get someone to raise the roof and floors so he can start doing work on the windows and electrical. He stated it has been so wet no one wants to do anything right now. He stated he does plan to repair the home. Mr. McCoy asked if he had any time line. He stated if it dries up he could get the work done in a month or two. Mr. McCoy asked if Mr. Bivings was the owner. Mr. Bivings stated he and his sister are the owners. Mr. Bivings stated that Ms. Webster was deceased and he and his sister were in the will to receive the home. He stated when the house is raised he would also work on the roof. Mr. McCoy asked if the building was secure. Ms. Ayala stated the building was secured. Mr. Mercer asked Mr. Bivings when the house was complete if he was going to rent it. He stated yes.

There being no more comments, the Public Hearing was closed.

(b) Consider Issuing an Order to Repair.

Mr. Hinojosa made a motion that the structure was unsafe. Mr. Mercer seconded the motion. Motion carried.

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

Mr. Hinojosa made a motion that the structure be declared unsafe and the commission issue an order to pull a permit and repair the building. Mr. Hinojosa seconded the motion. Motion carried.

8. 1110 BRUNHILD GUADALUPE G TORRES & THERESA

Mr. Briones stated that Code Enforcement generated a sub-standard case for a deteriorated structure that has been abandoned. The front and back porch are deteriorated, along with some portions of the outside walls where the siding is missing. There is a large hole underneath a rear window which reveals extensive foundation damage as well. The structure is pier and beam with a composition roof, wood and asbestos siding. The holes on the structure showed extensive wood deterioration due to the weather and elements. The structure is filled with junk and trash, and Code Enforcement has worked this property for weeds, high grass and junk violations. As of April 2, 2015 the property owner has not contacted Code Enforcement. There are current abatement fees and liens that total to \$1854.53.

The Findings of the Facts are:#2,5,7,9, and 10.

Mr. Briones stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish. He stated as of April 23, 2015 no permits have been pulled and no progress has been made at this location.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There was no one present to speak. Mr. McCoy closed the public hearing.

(b) Consider Issuing an Order to Demolition.

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

Mr. Mercer made a motion that the structure is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried. The structure will be demolished.

9. 1204 ALCOA THOMAS R TODD

Mr. Briones stated Code Enforcement has continually monitored this property for additional progress. On March 20, 2015 we observed the deterioration of the home continues and is showing signs of vandalism. The tree on the side of the home is beginning to grow into the home and cause damage to the siding and the roof. As of March 25, 2015 no repairs have been made. The Findings of the Facts are:#1,2,3,4,5,6,7,9, and 10.

Mr. Briones stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish. He stated as of today the property owner has a contract with Axis for a demolition permit pulled on April 23, 2015. No progress has been made on the structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Thomas Todd, 504 Sherwood, Victoria, Texas, stated this property was a former residence and has deteriorated over time. A series of potential buyers have come and gone and the latest one are unwilling to put the amount of expense that is required to get the property up to code. He stated his wife's brother is a former contractor and he stated to get the house like it should be it would take more than the place is worth. Mr. Todd also stated that the taxes on the property are highly inflated. He stated he did not have the time or health to go through all of that.

The public hearing was closed.

(b) Consider Issuing an Order to Demolish.

Ms. Strickland made a motion that the structure was unsafe. Mr. Mercer seconded the motion. Motion carried.

Mr. Todd had another comment so Mr. McCoy re-opened the public hearing. Mr. Todd stated the gentleman that is going to do the demolition has another job to do. Ms. Strickland stated to him that he had 30 days to demolish the structure. Ms. Garcia stated since a permit has been issued, he actually has 90 days. Mr. McCoy then closed the public hearing.

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

The structure will be demolished.

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

Mr. McCoy stated he would like to see in the Staff Reports a statement where the building is secure and safe and then state the rest of the report. Ms. Garcia stated they would do that. Mr. Briones stated what happens now is, we get out the day before the meeting and the building is secure. He stated they write the reports before the buildings are secure. Mr. McCoy stated at least the day you start writing the report put if it is secure and the day you read the report you could do an update. He stated the main thing is public safety. Mr. McCoy stated if there was a way when the orders are done, could the City send the tax office a notice. Ms. Garcia stated when the permits are pulled for demos, they go to the Victoria County Appraisal District.

Mr. Mercer expressed his concerns about the permit process. Ms. Champion explained the process. She said it is hard to figure out what the customer is asking some times.

E: ITEMS FROM STAFF

Ms. Garcia stated that Juan Briones had a promotion. She stated he is now our Senior Code Enforcement Officer.

F: ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Approved: _____
Rawley McCoy, Chairman

Approved: _____
Jared Mayfield, Secretary
Director of Development Services