

MINUTES
REGULAR MEETING
BUILDING AND STANDARDS COMMISSION
MONDAY, NOVEMBER 2, 2009
CONFERENCE ROOM, 2nd FLOOR
TEXAS CITY HALL
6:00 P.M.

The Building and Standards Commission of the City of Texarkana, Texas met Monday, November 2, 2009, at 6:00 P.M. in the Conference Room, Second Floor, Texas Municipal Building, West Third Street and Texas Boulevard with the following members present:

ATTENDING:

Mr. Mark Glenn, Chairman
Mr. Mark Bledsoe
Mr. Eddie Coe
Mr. Myron Stringer
Mrs. Betty Williams
Mr. Corey Floyd
Mrs. Kayla Wood
Mr. Aven Williamson

ABSENT:

Mr. Moody Miller Jr., alternate member

ALSO ATTENDING:

Mr. Craig Lindholm, Executive Director, CR&G
Mrs. Joy Sartor, Administrative Coordinator, CR&G
Mrs. Tiffany Dodd, Administrative Assistant, Construction/ Demolition
Mr. Lynn Henry, Chief Building Official
Mr. Danny Presley, Captain, Texarkana, TX Police Department
Mr. Richard Jackson, Owner of Record
Ms. Sandra Carroll, Texarkana, TX
Ms. Karen Hammond, Trustar Real Estate, Swartz & Brough
Ms. Wanda Holt, RSVP Social Worker, Robert Hooper Jr.
Mr. Robert Hooper Jr, Owner of Record
Mr. Bradley Johnson, Owner of Record
Mr. Joseph Garrison, Owner of Record
Ms. Janice Powe, Owner of Record

INFORMATION PROVIDED IN NOTEBOOK(S) TO THE COMMISSION IS KEPT ON FILE IN THE COMMUNITY AND PUBLIC WORKS OFFICE. CONTENTS OF THE NOTEBOOK(S) INCLUDES: PROOF OF PUBLICATION, PROOF OF NOTIFICATION, INSPECTION REPORTS AND PHOTOGRAPHS OF EACH STRUCTURE PRESENTED TO THE COMMISSION.

Mark Glenn, Chairman, called the meeting to order.

Consider abatement of 704 Connella

Lynn Henry stated that this structure has holes in the wall, is unoccupied, open for vagrants, deteriorated, is a fire hazard, front porch needs major repairs, and water heater is missing.

Richard Jackson, owner of record, stated that he has intentions to clean it up, but due to the weather he hasn't been able to do anything.

Mr. Jackson stated the house has been vacant for a year and a half. He stated he has every intention to bring this structure up to Code. He mentioned he just began receiving disability funding and he will use those funds to repair his house.

Mr. Henry emphasized the structure must be brought up to code within thirty (30) days, Mr. Jackson stated he didn't know if he will be done within thirty (30) days.

Craig Lindholm explained; if after thirty (30) days the structure is not up to code, this structure will be back on the demolition list.

A motion was made by Myron Stringer and seconded by Eddie Coe that the structure is declared unsafe and ordered demolition of the structure according to Sec. 5-66(3). Members voted unanimously for approval of the motion.

ORDER FOR STRUCTURE TO BE DEMOLISHED.

Consider abatement of 612 Connella

Mr. Henry stated the condition of this structure is abandoned and vandalized. This structure needs major repairs including plumbing and electrical work. He recommended demolition of the structure.

Sandra Carrol attended the meeting on behalf of her father Edward Gladney, Sr. Ms. Carrol stated her mother was the owner of the house, and in December 2003, her mother, Zenobie Gladney passed away. Ms Carrol stated her family has no desire to repair this structure. Ms. Carrol stated before her mother passed away she gave the house back to the mortgage company, so Ms. Carrol requested that all code violations, code enforcement citations cease because her father does not have any ties to this structure.

A motion was made by Mr. Coe that the structure is unsafe and order demolition of this structure, according to Sec. 5-66 (1) (3) Mr. Myron Stringer second that motion. Members voted unanimously for approval of the motion.

ORDER FOR STRUCTURE TO BE DEMOLISHED.

Consider abatement of 707 Blanton Street

Mr. Henry explained that this structure needs major repair. He stated the structure's window sills are rotten and door sills are deteriorating. The service entrance, electrical wiring and plumbing need major repairing. He recommended demolition of the structure.

Karen Hammond represented Swartz & Brough. She stated Swartz and Brough had a buyer for this structure, but the buyer has not come forth to finalize. Swartz and Brough does not intend to rehab this property.

A motion was made by Mr. Stringer and seconded by Mr. Coe that the structure be declared unsafe and ordered demolition according to Sec. 5-66 (1) (3) Members voted unanimously for approval of the motion.

ORDER FOR STRUCTURE TO BE DEMOLISHED.

Consider abatement of 1322 Oak Street

Mr. Henry stated this structure needs extreme repairs. This property has no electricity or running water which makes it a violation to City ordinance according to Sec. 5-56 (12) This structure is substandard and unsafe.

Mr. Robert Hooper Jr. stated he intends to replace the plumbing, but he will not replace the plumbing and the wiring until he gets a roof on it. He stated he is on a fixed income, and lives in the structure.

Mr. Henry emphasized to Mr. Hooper that he must have running water and electricity to reside in the home, Mr. Hooper stated he cannot afford to place new wires in the home to have electricity.

Mr. Lindholm explained to Mr. Hooper the appeal process before District Court if he desired to appeal the Commission decision.

A motion was made by Mr. Eddie Coe to condemn the property, have the structure vacated Sec. 5-66 (5), and add a civil penalty against property of \$1,000 a day for not complying to the Board decision Sec 5-67, Corey Floyd seconded the motion. The motion passed unanimously. Mr. Coe then made a motion to order demolition of the structure according to Sec.5-66 (3). Betty Williams seconded the motion. Members voted unanimously for approval of the motion.

ORDER FOR STRUCTURE TO BE DEMOLISHED.

Consider abatement of 2618 Sugden Street

Mr. Henry stated the structure has major roof, electrical and plumbing damage and needs major repair.

Mr. Joseph Garrison, owner of record, stated he does not reside in the structure. He recently purchased the structure "as is", and he will purchase required permits to repair the structure. Mr. Garrison stated he has gutted the structure and will complete the project.

A motion was made by Mr. Stringer to postpone demolition for (30) days, motion was seconded by Mr. Coe according to Sec. 5-66 (2) Members voted unanimously for approval of the motion.

ORDER FOR OWNER TO DEMOLISH WITHIN THIRTY (30) DAYS

Consider abatement of 3405 Moore Drive

Mr. Henry described major damage to the exterior of the structure. This structure needs major repairs to the service entrance, roof, and entry doors. This structure is substandard considering there is no electricity or running water. He recommended demolition of the structure.

Mr. Bradley Johnson, owner of record, stated he has not lived in the structure for over a year. He stated a wind storm damaged his meter box, and he could not find any assistance to fix it. Mr. Johnson stated he intends to repair the house to get it up to City Code. Mr. Johnson stated he will borrow funds to repair house within the thirty (30) day period.

A motion was made by Mr. Floyd to order repair of the structure within thirty (30) days, if after thirty (30) days the structure is not in compliance with all Ordinances, then the City is authorized by the Commission to immediately

demolish the building, unless the Building Official grants an extension according to Sec. 5-66 (2). This motion was seconded by Mr. Mark Bledsoe. Members voted unanimously for approval of the motion.

ORDER FOR OWNER TO DEMOLISH WITHIN THIRTY (30) DAYS

Consider abatement of 1223 Phenie Street

Mr. Henry stated the foundation sills, porch, roof, plumbing and service entrance need major repair. Mr. Stringer noted this structure was on the agenda seventeen (17) months ago.

Mrs. Janice Powe, owner of record, stated she wants the house repaired.

Mr. Glenn, Chairman, called for a motion for 1223 Phenie Street.

Mr. Stringer motioned the order for demolition according to Sec. 5-66 (3), Mr. Bledsoe seconded the motion. Members voted unanimously for approval of the motion.

ORDER FOR STRUCTURE TO BE DEMOLISHED.

1122 Ann Street	1209 Capp Street
2806 Flower Acres	612 Jerome
1512 Lee	106 Lumpkin
606 Lumpkin	1610 Nolthenius
1302 North Ann Street	2901 North Stateline
1505 Oak Street	1203 Richmond
520 Robbins	103 Rosey
602 South 8 th Street	820 South Wake Village
1618 Spruce	1017 Sulphur
4004 Waco	1208 West 5 th Street
2011 West 9 th Street	2013 West 9 th Street
1528 West 12 th Street	1924 West 16 th Street
2016 West 16 th Street	

Mr. Floyd motion the remaining structures on the agenda be declared substandard and unsafe, the City is authorized to demolish the structures according to Sec. 5-66 (1) (3) and the Commission asses a civil penalty of \$500.00 per day, according to Sec. 5-67. Mr. Bledsoe seconded the motion. Members voted unanimously for approval of the motion.

Consider approval of April 21, 2008 Minutes

Mr. Coe made a motion to approve the April 21, 2008 minutes. Mr. Stringer seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Mark Glenn, Chairman

Tiffany Dodd,
Administrative Assistant
Construction/ Demolition