

MINUTES
BUILDING AND STANDARDS COMMISSION
MAY 07, 1998
4:07

Members Present: Bill Sullivant, Lee Birkhead, Thomas Robinson, Van Knight,
Donna Doty and Jan Russell

Members Absent: Jim Goldsworthy

Staff Present: Roy Lewis and Marcia Browning and Nancy Williams

Visitors: Joyce Elrod, Ray Wyatt, Tommy Jackson, David Lloyd, Lissette Rodas

Mr. Sullivant called the meeting to order at 4:07 p.m.

Mr. Sullivant stated we need to elect a new Chairperson at this time.

Mr. Birkhead stated I would like to nominate Tommy Robinson as the new Chairman.

Mr. Sullivant stated all in favor of Tommy being the Chairman say Aye.

AYES: All NAYS: None ABSENT: Jim Goldsworthy ABSTENTIONS : None

Mr. Robinson stated I would like to thank everybody for the vote of confidence in electing me Chairman of the Building and Standard Commission.

Mr. Robinson stated I guess we have minutes from the last meeting?

Mr. Lewis replied they are at the front of the agenda packet.

Ms. Russell stated I make motion that we accept the minutes.

Mr. Robinson stated do I have a second on the motion?

Mr. Sullivant stated he would second the motion.

AYES: All NAYS: None ABSENT : Jim Goldsworthy ABSTENTIONS : None

Mr. Robinson stated are we ready to move on to item one on the agenda?

The first item of business on the agenda is the consideration and action on the determination of the Building Official of the Substandard condition of a structure located at 200 S. Howeth St. Case

BS-98-09.

Mr. Robinson stated what kind of information do we have on this property?

Mr. Lewis stated we have photographs for evidence and I just meet the new owner out in the hall way before the meeting. He just recently bought the property and his intention is to demolish it, perhaps he would like to address the Board at this time.

Mr. Lloyd stated I was interested in what kind of time frame are you looking at for the house to be removed?

Mr. Lewis replied most of the time in the past we have said demolish within 30 days.

Mr. Sullivant stated you might want to swear everybody in that wants to testify today before the Board.

Mr. Robinson stated yes, everybody that is going to testify we would like for you to swear in at this time. Please raise your right hand, do you swear to tell the truth the whole truth and nothing but the truth?

Ms. Williams replied that is correct.

Mr. Lewis and others replied we do.

Mr. Robinson stated so that will be done within the 30 day time limit? That would fall into the guide lines that we would like to see happen.

Ms. Williams asked are you Mr. Johnson?

No I'm David Lloyd.

Mr. Robinson stated that is Mr. Lloyd he has a welding business in Gainesville and lives in the North Texas area.

Mr. Birkhead asked did we vote on this one.

Mr. Robinson replied we agreed to accept the owner's offer of haveing the structure demolished with in 30 days. He will come in and get a permit within this time limit, you will have to get a demolition permit from the City before you begin the work.

Mr. Sullivant stated I move that we accept his offer of demolition within the 30 days.

Mr. Birkhead stated he would second that motion.

AYES : YES NAYS: NONE ABSENT : Jim Goldsworthy ABSTENTIONS : NONE

The Second Item of Business on the Agenda is the consideration and action on the determination of the Building Official of the Substandard condition of a structure located at 1410 Moss St. Case # BS-98-10.

Mr. Robinson stated is there anyone here that would like to address the Board regarding this property?

Mr. Lewis stated that Mr. Birkhead was going to make a statement about this property.

Mr. Birkhead stated I talked to the guy that's I believe is the son of the Charles Barnett and any way he was unable to make it to the meeting today, I asked him a bunch of questions about the property. I think the ownership has not changed hands as of yet, because there is a problem in the estate and so forth. I think he is selling it.

Mr. Lewis stated I think he is selling it to Ms. Barnett that lives in Las Vegas, and the guy that works for you is his son. I talked to him this morning and he said he is going demolish that house also.

Mr. Birkhead replied I asked him how long it would take him and he said I don't know a month maybe. I told him we would give him 6 weeks if you can get that thing cleaned up. He said no problem I'll get it done, so he wants to get done.

Mr. Sullivant stated I move that we accept his offer to demolish with in the 6 weeks.

Mr. Robinson stated do I have a second?

Ms. Doty stated I will second the motion.

AYES: ALL NAYS: NONE ABSENT : JIM GOLDSWORTHY ABSTENTIONS: NONE

The Third Item of Business on the Agenda is the consideration and action on the determination of the Building Official of the Substandard condition of a structure located at 608 N. Dixon St. Case # BS-98-12.

Mr. Robinson stated do we have information on this property or is there anyone that wants to address the Board ?

Mr. Lewis stated I have several photographs that my assistant took of the property that is being sent around the table now. In the past history on this house Johnny Vance the former Building Official several years ago asked them to secure it, and to do some work on it and I

think it has probably been sold since then I'm not certain of that. We where unable to get the title search on this there was something going on at the appraisal office. Any way it is still setting there in the same shape it was since I started working here and it's probably the most unsightly structure in the area.

Mr. Birkhead asked has this been on the demo list before?

Mr. Lewis replied no, and so I brought it forward so the Board could make recommendation. When I drove by there this morning someone was cleaning up around the place.

Mr. Robinson asked has the house been vacant for quite some time?

Mr. Lewis replied yes it has been vacant for at least the past five or six years I'm sure. That's how long I've been with the City and I'm not sure how long before that.

Ms. Doty asked is it a big structure ?

Mr. Lewis replied well it's a fair size house, yes.

Mr. Sullivant asked is Ms. Joyce Elrod the owner of this property ?

Mr. Lewis replied I not sure as we were unable to get title searches done on the properties.

Mr. Robinson asked Ms. Elrod if she would like to come up and address the Board?

Ms. Elrod stated that it's structurally sound and it's on my list to get it remolded as soon as possible. I just had a new door put on it, and I'm going to put a new roof and get rid of all the garbage around it. It will be totally redone. It's a pretty nice location.

Mr. Robinson stated from the outside appearance it could be made to be attractive house. We would like to houses renovate and not demolished.

Ms. Elrod replied that's what I do, I have three of them now and I bought 2 City blocks and we are nearly finished on the outside and about ready to start on the inside of the buildings.

Mr. Robinson asked do we have what guide lines or time frame or permits or what improvements we normal want.

Mr. Lewis stated it is up to the Board, for people in the past that we are pretty sure are going to follow through we would give them a regular remodeling permit which is good for 6 months to a year. I would check on them after three months to be sure they are making progress. So it would be what ever time frame the Board established with the owner.

Mr. Robinson stated what we would like to see if you apply for a remodeling permit with the City.

Ms. Elrod replied yes, so we can get started on it, right now I'm working on one in Myra and it should be about a month before I can finish it. I do have them over there cleaning and mowing the yard.

Mr. Robinson asked what recommendations do we have?

Mr. Sullivant stated Mr. Chairman I would like Ms. Elrod to tell us what kind of time frame was she thinking of? Would you be able to start in 6 weeks or what?

Ms. Elrod replied yes six weeks should be about right and completed with in 6 weeks after getting the permit.

Mr. Sullivant asked would 90 days be good for you?

Ms. Elrod replied 90 days would be good. Well I'm not sure because you never know what you will run into until you get in there.

Mr. Sullivant asked would 120 days be better for you?

Ms. Elrod replied yes 120 days would be a lot better for me. Hopefully I'll have it done before then.

Ms. Doty asked what about having the structure secured in the mean time? Are there any broken windows open doors?

Ms. Elrod replied there are a few broken windows but it is padlocked so no one can get in the house. I can replace the glass in the front of the house, of course they may break them out again. This would be the second time I've replaced them.

Ms. Doty stated well then you may just want to board it up until your able to fix it up and get someone in there.

Mr. Robinson stated do we have a recommendation from the Board to accept the proposal of Ms. Elrod?

Mr. Sullivant stated I move that we accept the proposal and that is to board up the windows with in 30 days and or replace them. Also to remodel with in 120 days.

Mr. Robinson asked do we have a second?

Ms. Doty stated she would second the motion.

AYES: ALL NAYS: NONE ABSENT: JIM GOLDSWORTHY ABSTENTIONS: NONE

The Fourth Item of Business on the Agenda is the consideration and action on the determination of the Building Official of the Substandard condition of a structure located at 511 Culberson St. Case # BS-98-13. Note the address on the structure shows to be 515, the tax office has 511 Culberson.

Mr. Lewis stated I have some pictures to enter as evidence and it has 515 on the house actually and it belongs to Mr. Tommy Jackson who is here today. This is similar to the last case. Johnny Vance started talking to Tommy about it and part of it has been torn down and cleaned up and there has not been any progress lately. I think Tommy is going to tell you his time frame and we can go from there.

Mr. Jackson stated the structure inside it's self is pretty sound and I had an architect come by and look at the place. And he did agree that it was sound. I was going to work on it myself and at the time I didn't have anyone to help me, I do have a guy that is working for me now. I do work full time and I would like to go ahead and re-do the place. The outside looks rough but the inside is sound.

Mr. Robertson stated has the permits been taken out.

Mr. Lewis replied they have been in the past, but there is not an active one on it right.

Mr. Sullivant asked what kind of time frame are you looking at ?

Mr. Jackson replied to put myself on the safe side I would like to go for the max if there is a possibility.

Mr. Robinson stated the first thing we would need if the Board accepts that would be a permits taken out and the Building Inspectors would have check on the progress, and to keep the Board informed. Do we have any kind of a motion from the Board at this time.

Mr. Birkhead stated how long do you think it will take you? With you working full time and this place needs a lot of work done it. So how long do you think it will take you ?

Mr. Jackson stated yes it will need a lot of work that's why I was asking for the max amount of time to get it done.

Mr. Birkhead stated make sure you don't waste your money though. You need to get it secured so guys can't just walk in because if they do they will just tear it up faster than you can fix it. We have seen that before, someone will be real enthused to get a place fixed and vandals come in and destroy it faster than they can fix it. They would put copper and

plumbing in and someone would come in and take it out and sell it for what ever they can get out of it. So it needs to be in a place where you can see it everyday and watch it and make it look like there is activity going on at the place.

Mr. Jackson stated right now it is locked but there are a few places where someone could get in if they wanted to.

Mr. Lewis stated it's only about a block from Mr. Jackson's house so he will be able to keep an eye on the place.

Mr. Sullivant stated so the plan is for you to take out a new permit? Is that right? About ten days, how long does it take to get a permit issued?

Mr. Lewis replied for a remodel job I can usually issue one on the spot. In the past the recommendation has been to take out a permit with in 30 days. Then to have what ever time the Board allows for him to complete the job.

Mr. Sullivant stated that's 6 months to a year ?

Ms. Doty stated I think in the past with properties that need substantial improvement we would have Roy go out within 90 days to check on improvements.

Mr. Lewis stated if you wanted you determine what substantial improvement are to fix up the exterior or interior first.

Mr. Robinson stated or maybe to secure the building and have the outside appearance improved.

Mr. Birkhead stated how much time do you think you need? Would 6 months be responsible or what.

Mr. Jackson replied I would like to have longer if possible.

Mr. Birkhead asked do you think you could make substantial improvements within 90 days?

Mr. Jackson replied yes I think so.

Mr. Birkhead stated I move that we give him 90 days to make improvements and a total time of 6 months to and ask the Building Inspector to review it periodically, and add to that he get a permit within 2 weeks to start the remodeling.

Mr. Robinson stated do I have a second.

Ms. Russell replied I second.

AYES: ALL, NAYS: NONE, ABSENT: Jim Goldsworthy, ABSTENTIONS: NONE.

The Fifth Item of Business on the Agenda is the consideration and action on the determination of Building Official of the Substandard condition of a structure located at 613 Culberson Case # BS-98-14.

Mr. Lewis stated I have some pictures to enter as evidence. The current owner of this property came by to see me a week or two to ago. She said that she had been buying older house to remodel and that it was her intention to remodel this house also, and I believe that she is here.

Mr. Sullivant asked how long do you think it would take you to remodel this house?

Ms. Rodas replied about.

Mr. Sullivant stated do you think 6 months will give you enough time?

Ms. Rodas replied yes I think so.

Mr. Sullivant stated Mr. Chairman I move that the owner take out a permit within thirty days and a completion date of 6 months.

Mr. Birkhead stated he would second the motion.

AYES: ALL, NAYS: NONE, ABSENT: Jim Goldsworthy, ABSTENTIONS: NONE

The Sixth Item of Business on the Agenda is the consideration and action on the determination of the Building Official of the Substandard condition of a structure located at 1514 Cherry St. Case # BS-98-15.

Mr. Wyatt stated I'm right here and if you have some pictures I would like to see them? May I approach the Board? I would like to take this list and go down it with you if you don't mind.

Mr. Lewis stated the front of the house doesn't look to bad from the front as you can tell by the pictures. Now the back of the place doesn't look to good. We didn't even notice it until some of the neighbors started calling in on the property.

Mr. Wyatt stated the only thing wrong with the back of the place is the bathroom. It started leaking and I had moved away and the bathroom was leaking and this right here the front of the house will need a new roof which it is not leaking. This that he has here that is falling

apart is the bathroom. The old house was built, and the bathroom is the only place that leaks. The bathroom was built on, it's an old house and me and my dad lived there. The roof looks kind of rough but it's not leaking. As a matter of fact I spray every year there are not any fleas, as I spray every year. I have mowed it for 25 years and as you see the grass is not high at all. Now what you see in the garage, I had some people come over and stack some stuff up. Everything in boxes and everything is up off the floor and on the pallets which most of the stuff in the garage is from the neighbor next door from moving. I did not go off and leave it like this. All this is the bathroom the house has cedar paneling and there is no paint on it anywhere.

Mr. Birkhead stated you put lacquer on the outside of the house?

Mr. Wyatt replied yes sir, I'm referring to the bathroom I'm looking at the pictures. This pipe that is disconnected comes from a lavatory from in the bathroom and since it has been leaking somebody has busted the window out in the front of the house. I didn't know it was in this shape, I get Glenn Garrett to mow the place. I didn't know it was in that bad of shape, I have moved to Whitesboro and just didn't know. I had everything up off the ground at one time and I don't know how it got this bad again. The bathroom is the only thing that looks nasty and it's not that bad. Now the most of this is just leaves, now this door here was going to be a glass window and someone busted it in. I found 4 places that somebody tried to set fire to the place, and the darn thing won't burn. So then I nailed up a piece of tin and then it's pad locked at the bottom of that.

Mr. Robinson stated are your intentions to remodel the house.

Mr. Wyatt replied yes sir it is. It won't take that much in the front. The only thing it is, is the bathroom. I can't just tear it off there and use it for a storage building it has to be for living, is that right?

Mr. Lewis stated the ordinance states that it is a residential area and should be used as such.

Mr. Lewis stated as you can see the old electrical service is the old 60 amp service.

Mr. Wyatt stated I had a new one put in and when I moved out TU Electric took it out once I was gone.

Mr. Birkhead asked what is your intention about this place?

Mr. Wyatt replied I want to fix it.

Mr. Birkhead stated what about a time frame.

Mr. Wyatt replied three months should do just fine.

Mr. Birkhead stated what are you going to use it for?

Mr. Wyatt replied I would like to rent the place out.

Mr. Robinson stated you know the plumbing would have to meet the City Codes?

Mr. Wyatt replied what plumbing are you talking about?

Mr. Robinson replied the bathroom of course and the electrical service will have to meet with TU's codes..

Mr. Wyatt stated what is wrong with the electrical it's just in the bathroom isn't it?

Mr. Robinson stated you will have to have a new service put in and the meter at the proper height, with panels and everything that is not only City but also TU Electric code.

Mr. Wyatt stated there was another box there they took that one out.

Mr. Birkhead asked do you have any idea what this is going to cost you?

Mr. Wyatt replied I was told a couple thousand dollars top.

Ms. Doty asked for the electrical or for all total?

Mr. Wyatt replied I'm sure all of it. It only takes nine squares to roof the place, it's not a very big house. I roofed it with my dad back in 1973.

Mr. Robinson stated what we will need 30 days to have the permit and then a total of 6 months to have it completed. Of course the Building Inspections Department will periodically check for improvements.

Mr. Wyatt stated it will all be gone with in the next few days.

Mr. Robinson stated what you will need to do is go next door here and get the permit.

Mr. Wyatt stated it said something in here about a broken back door, it never had a back door.

Mr. Robinson stated do we have a recommendation to accept his offer.

Mr. Sullivant replied, yes I recommend that we accept his offer and that is that he get the permit with in the next week.

Mr. Wyatt stated I need to get the permit today since I have to have one to tare the bathroom off any way, because I have already went and bought me a shower and I'm going to go back with the shower instead of the old cast iron tub.

Mr. Sullivant stated I move that we accept his offer and that is that he get the permit with in the next two weeks and that he will complete remodeling with in 6 months.

Mr. Birkhead stated he would second the motion. .

AYES: ALL, NAYS: NONE, ABSENT: Jim Goldsworthy ABSTENTIONS: NONE

Brief discussion on past cases:

That was the last item on the Agenda, do any of you have any questions regarding past cases?

Mr. Robinson stated I believe that this meeting is well represented by the home owners and I would just like to thank you all for coming today. The City would much rather work with the home owners than to have a place demolished.

Ms. Doty stated I was wondering about the foundry we had ordered it to be secured.

Mr. Lewis replied it was and then it resold and now BRS Properties has it now. I believe that Phil Adams has something to do with it. They have remodeled the old office and they are starting to repaint the lower part of the old building and they are going to tear down the old steel elevators and are hoping to put some tenants in there soon.

Mr. Robinson stated from what I understand he has Bobby Clark working for him and he is going to put him in the office. I believe that's just about completed I think.

Mr. Lewis replied they still have a little more to do on the office. It is already 100 % better than it was.

Ms. Doty asked, how do we stand on the demolition list?

Mr. Lewis replied we have 8 structures on it right now, two of them are to be done by the owners if they follow through on it, and when is the meeting for next month Marcia?

Ms. Browning replied I don't remember.

Mr. Lewis stated I believe it's in about 5 weeks. I guess you seen in the paper that the City is adding some more crew to the street department, so we will try to do a meeting every month for awhile.

Ms. Doty asked do you the little house on Belcher St. the stone one that burnt awhile back. I know we put that on the demolition list.

Mr. Lewis stated the owner said he was going to do that himself, but he has not made any progress so I'm going to send him a letter soon.

Mr. Birkhead asked do we have any liens filed on the properties that we have torn down?

Mr. Lewis replied I do have 12 liens filed.

Ms. Williams stated I have not started foreclose on any of them yet. As you know my term has ended, and I'm working on a month to month basis.

Mr. Robinson asked do we have any other business? If not meeting is adjourned.