

MINUTES
BUILDING AND STANDARDS COMMISSION
February 11 1997
4:20 p.m.

Members present: Bill Sullivant, Lee Birkhead, Jim Goldsworthy, Donna Doty

Members absent: Thomas Robinson, Jan Russell

Staff Present: Roy Lewis, Marcia Browning, Nancy Williams

Visitors: Paul Bezner, Robert Word, Larry Hinngan, Robert Hogan

The first item of business on the agenda was to call the meeting to order at 4:20 p.m. and to approve our minutes of the November 12, 1996 meeting.

Ms. Doty stated that I have a correction to item number 3 and I can't tell you the page number since the pages are not numbered maybe we should start numbering the pages. At the end of the motion, right before we vote, I think the wording, I'm not sure exactly how I said this but, the intent was. It reads "Ms. Doty stated I make a motion that we turn this over to Nancy to determine a better disposition to maybe (alter) DELETE insert OPTION, the back taxes" I don't think that was an intended statement, you know. I think the intent was here for the City to foreclose for the back taxes to establish a clear title. One other recommendation I would like to make is when we use the option one or option two what you might do is in parenthesis state what that is, each time because if we didn't have that little form along then no one would know what we are talking about.

Mr. Sullivant stated ok we now have that correction to item number three. Do I hear a motion that they stand approved as corrected.

Mr. Goldsworthy stated I make that motion and second by Ms. Doty

AYES: ALL, NAYS: NONE, ABSENT: JAN, THOMAS, ABSTENTIONS: NONE

Mr. Sullivant stated we have three of these structures that will be considered today and I see that that there are some folks sitting out here if any of you would like to talk us about any of the structures would you stand and be sworn in at this time. Anyone that wants to be a witness before this group.

One of the people in the audience questioned what is it that you are asking us to do since this is

my first time here.

Mr. Sullivant replied well if you want to talk to us about one of the properties, since there are three properties that we need to determine if they are going to be demolished and I assume that some of you have an interest in them, and probably would want to testify and I need you to be sworn in at this time. You stand and raise your right hand please, Robert are you going to testify. Do you swear to tell the truth and the whole truth in this hearing before this Commission today ? Everyone replied, we do.

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 809 Gossett St. Case # BS-97-01.

Mr. Sullivant stated that owner shows to be Robert Ward. Roy would you tell us what the problems are right quick.

Mr. Lewis replied yes, originally we had a title search that listed Richard Clement as the owner and he said that he didn't own it, so we ran another search and it came back as Robert Ward at that time. This is a small house and we don't have any pictures of this property at this time, small frame house and it has had a fire in it at one time. The front part of it is pretty well burned out and the windows and the doors are burned out of it. Now on the back part of the house there is a small room or porch that has started separating from the main structure, so the whole thing is pretty unsound.

Mr. Sullivant asked on the amount of fire damage. Can it be repaired ?

Mr. Lewis replied I would not think so, not with out putting a lot of money in it. Probably more than it is worth.

Ms. Sullivant stated this shows an appraised value of \$ 4193.00

Mr. Lewis replied I would think that is high myself.

Mr. Birkhead asked did you get that from the appraisal office ?

Mr. Sullivant asked Robert Ward do you own this place ?

Mr. Ward replied that was my Mother's place and she willed it to me after she had passed away. I don't know how it caught on fire because I was in the hospital in Dallas at that time.

Mr. Sullivant asked do you have any intention of doing anything with the place ? Do you think it would be better to have it torn down and let you have a clean lot there.

Mr. Ward replied that is what I would like to do.

Mr. Sullivant replied the options are for you to take on the responsibility of taking it down or the City can tear it down. Of course that means you would have to pay for the work that is done. Do you want the City to go ahead and take care of it for you.

Mr. Goldsworthy stated do you know that it will cost about \$ 2500.00 dollars to tear it down.

Mr. Word replied \$ 2500.00 dollars

Mr. Goldsworthy replied that is what I'm reading here, I don't set the price I just wanted to make sure that you were aware of that.

Mr. Lewis replied that is just a guess on my part. It would be based on how many cubic yards they have to haul off. And how long it takes them to do it.

Mr. Birkhead asked well how big a house is it ?

Mr. Lewis replied it's a very small house. It's probably not as big as this room.

Mr. Doty replied I guess the City restructured the charges for demolishing homes.

Mr. Lewis asked Ms. Doty how do you mean ?

Ms. Doty replied use to it was a flat fee, oh a year or so ago when we discussed it was a flat rate.

Mr. Lewis replied that's right they were pretty cheap there for a long time when we had our own dump. Then we started taking it to Farmers Branch is when Alan Mueller told me we had to start charging actual cost because we where loosing so much money on this program. I talked with Mike Land a day or so ago and he said he might bring it up to council and maybe we could go back to the old system because we weren't getting anywhere, because people weren't signing the houses up because of the cost. I don't have anything else on that except that they may lower the cost in the future.

Mr. Sullivant stated well the obligation on the part of Robert or any one else may not be collectable.

Mr. Lewis stated I have filed 8 or 9 of them and we have not heard anything as of yet. The part I don't like about filing a lien on them is that once you have filed often times the lien is worth more than the property.

Mr. Sullivant stated I have noticed that this has a \$ 532.00 tax lien against it anyway. Robert I'm not sure the property has much value. Anyway we need to move on. Does anyone have a motion to make on this property ?

Mr. Birkhead stated I move that we put it on the demolition list as soon as possible and get this thing torn down no matter who bears the cost. Second made by Mr. Goldsworthy.

AYES: ALL, NAYS: NONE, ABSENT: JAN, THOMAS, ABSTENTIONS: NONE

The fourth item of business on the agenda was consideration and action on the substandard condition of a structure located at 321 N. Grand Ave. Case # BS-97-02.

Mr. Paul Bezner, Mr. Magers Son -in- law.

Mr. Sullivant stated Mr. Bezner would you state what your intentions with this property.

Mr. Bezner replied we want to be able to fix it up, we would like to find someone to rent it, and give someone the opportunity to go in and fix it the way they would like it to be. We are looking for someone to do this so we can improve the place, the building it's self is sound and if we put some paint on it like my Father-in-law said and fix it up, and continually act to find someone to rent the place.

Mr. Lewis stated this is the old Dairy Queen building on N. Grand, we have received some complaints on it recently as it is getting in real bad shape. I went over and looked at it and it is in need of a paint job, it has loose bricks, split siding on it, an awning that goes around the edge on the building the metal is fall in off, it defiantly qualifies under substandard structures ordinance. Mr. Magers called me 01-30-97 and said he would be willing to paint it and fix the loose brick and the split siding but he didn't want to have to replace the awning on it. Maybe his son in law could proved more information.

Mr. Sullivant asked do you have any kind of time frame as to when you can get all this done.

Mr. Bezner replied I think we can get it painted within the next month or two, and get those kind of things done. I don't know how much we can do to the awning, I will see if we can't secure it down a little bit and try to make some improvement on that. You know it is very expensive to fix it. I don't think it would improve the looks of the building to take the tin off or anything like that. Someone said that some of it is loose and flapping around and I can maybe get some of that fixed.

Mr. Birkhead asked what is the complaint?

Ms. Lewis replied that it was just an old building and it looks unattractive on Grand Ave.

Mr. Birkhead asked is it a fire hazard or health problem, has the Fire Marshall taken a look at the property ? I have a comment to make, so let me ask you a question if you don't mind ?

Ms. Bezner replied sure go ahead.

Mr. Birkhead asked when was the last time it was rented ?

Mr. Bezner replied it has been a number years.

Mr. Birkhead stated give me a number.

Mr. Bezner replied it has probably been at least 20 years.

Mr. Birkhead replied and your thinking about renting this now. That's a little hard to swallow don't you think. That thing has been a eye sore and we can't do anything about it until we have a complaint called in and now we do.

Mr. Bezner replied the roof has been repaired and re-done and it is Fairly sound built in my Opinion.

Mr. Birkhead stated but you don't think it's an eye sore to people as they drive by the place ? To me it's a joke.

Mr. Bezner stated I'm not saying that we wouldn't want it to look better because we would. I know it sit, right on Grand and yes I would like to make it look better.

Mr. Goldsworthy stated the fact that it has been there 20 years or 10 or even 5 for that matter sitting there empty with little or no improvements. Just in the short five years that I have been here, that is an eye sore on that street and it does look bad. If your intent is to rent the place, well then, your losing money with it just sitting there empty, I think you need to do something pronto or have us do something, or sell the lot and let someone else build a building on it.

Mr. Bezner replied we don't want to sell the lot. We want to keep the property. We have paid the taxes on it every year pay quit a bit of taxes on it actually. The taxes are not behind on it or anything like that.

Mr. Sullivant stated that it appears that the 96 taxes have not been paid as of yet. How long do you think you would need to do all this work ? Do you think you could do it in 90 days ?

Mr. Bezner replied I believe we can make improvement in it with in that time.

Ms. Doty asked in what shape would you intend to improve it to and who would you think would be interested in the property for renting it in the condition your going to improve it to ?

Mr. Bezner replied it's a shell of a building right now. I'm offering to paint it and try to get the building looking a little bit better so it's not such an eye sore. Then try to find someone to if someone would come along and would want to go in there and take the building over and redo it. I mean it's just a shell of a building now, they may want to tear it down and put something else

there. We would be willing to look at that option. To tear it down now, we don't have the money to do that. It's very expensive.

Ms. Doty stated I kind of to a certain extent agree with Lee, to the point that in the condition it's in if you don't do something to bring it up to a real fair appearance, then you probably won't be able to find anyone that is going to be willing to rent the place. Because the awning is very unsightly and talking about the steel being real rusted and it needs to be painted. Is the structure that holds the awning, is it rotting out underneath because it has been leaking underneath.

Mr. Lewis replied it's rusted because it has been leaking underneath, but it doesn't look like it's in danger of falling or anything like that.

Ms. Doty stated so the likelihood of just painting the outside might be money spent that might be money not well placed. Because just a paint coat on the sides may not, I noticed that it's boarded up too, are the windows broken out ?

Mr. Bezner replied yes, you can't keep anything on Grand Ave., even if we had windows in it we would still have to board it up you know.

Ms. Doty stated unless someone was in there. So your looking having to replace the windows in it all so in order to get it to a state to rent.

Mr. Bezner replied yes if someone was going to use it that way, yes.

Mr. Sullivant stated he would entertain a motion at this time. So what do you think I believe it would be appropriate to have some sort of a time frame. Then if there is not a substantial improvement then we act.

Mr. Birkhead stated ok then I think a 30 day time limit would be good. If something has not been done in 20 years then and I know it's been empty.

Mr. Bezner stated that is not the only piece of property that looks bad on that street.

Ms. Doty replied we do agree with you on that statement. We have been working on several of those. Mr. Hogan sitting there next to you has one about two blocks north of your's and we have some where the owners have taken responsibilities and cleaned them up.

Mr. Bezner then stated this building does have a fence around it and I think the Inspector has talked to my Father-in-law and we thought the lock was locked but it wasn't, but I did make sure it is locked so that people can't get in there.

Mr. Goldsworthy stated that the fence keeping property and keeping people out of it the fence makes sense but from the stand point of letting someone run it as a business then the fence is not

very realistic.

Mr. Bezner replied no what I'm talking about at this point is, because I'm Trying to tell you we're Trying to take care of this. We're not Trying to get out of anything.

Mr. Birkhead stated there are a lot of people up and down Grand that are Trying to make a good use of their property and are paying good money to keep it them up, and to improve the value and to improve their business and I don't think that place is helping anything at all. And then to wait any longer that what we all ready have, since we do have a complaint I think I have been sitting by and waiting for a complaint on some of these pieces of property and that's good enough for me.

Mr. Bezner stated that in the letter he had received it stated that he would be receiving an attachment and I have never received that and I think I need that so I'll know what needs to be repaired.

Ms. Browning stated I will give him one of these that I have here.

Mr. Birkhead stated I just can't imagine anyone that would let that sit there that many years and do nothing with it. And then in the next few months find someone to rent it, when there hasn't even been a sign up. I don't see any indication of this happening. I move that we give the option that gives them 30 days to take out the building permit and make some substantial improvements to the property.

Mr. Sullivant asked do I have a second to that ? If not do I have another motions.

Mr. Goldsworthy stated I think that from the stand point of this is the first time it has been brought before the Board. I think maybe along 60 days and to go along with what he said earlier to allow substantial improvements. And I think substantial improvements I would make that motion at this time. 60 days apposed to 30 days.

Mr. Sullivant stated I have an amendment to the first motion which is that they have 30 days in which to pull the permit and another 30 days to make improvement.

Ms. Doty stated that is if substantial would be in condition to rent out or, you will be actively be.

Mr. Birkhead stated what if it where to satisfy the Building Inspector that these substantial improvements are being meet within the next 30 days that will satisfy the structural hazards and the health hazards. Is that a problem with you Roy, I think you would be able to see if they are making any headway.

Ms. Doty asked does he have a copy now ?

Mr. Bezner okay let's say I don't meet your criteria of substantial improvement then what are you

proposing to do ? Are you saying that you want it torn down.

Mr. Sullivant stated that's when we would turn it over to the City for demolition.

Mr. Bezner stated that would satisfy you to just remove the building and the awning and the carport and the things in the back your not talking about those things right. It doesn't look bad and it is back off the road. We will look and see how much we can improve it in 30 days and go from there.

Mr. Sullivant asked do we have any more decussion on this if not do I have a second ?

Ms. Doty stated she would second the motion to have a building permit issued in 30 days and substantial improvement in the next 30 days.

Mr. Sullivant asked any other discussion if not those in favor say "T".

AYES: ALL, NAYS: NONE, ABSENT: Jan, Thomas, ABSTENTIONS: NONE

The fifth item of business on the agenda was consideration and action on the substandard condition of a structure located at 818 N. Grand Case # BS-95-35

Mr. Lewis stated this one has been before the commission before. There was a problem in locating the owners at the time. And then a tax attorney located the owner and there was a sheriff sales. Mr. Hogan acquired the house and is still sitting there in dilapidated condition and we need to go ahead and see what we can do about it at this time. You got that about a year ago didn't you ?

Mr. Hogan replied no actually I got possession of the property November the first of 1996. Because in a tax sale you do not get actually possession of the property for six months after the papers have been filed with the county. From what my attorney said was that I am actually liable for that property and anything that happens there for the next two years. Now I have asked the City to come in and take the liability away form me and every City Manager before him will not do it. Because anyone in the family could come in and say well that's the old home place and they have within two years to file with the County if I am correct and if I go in and tear it down then I would have to pay them. Now my intention is to tear it down

Mr. Sullivant stated what they have the right to do in two years is to get it back by paying you 20% for the first year and 40% for the second year.

Mr. Hogan stated plus the house. The way my attorney told me was I would be liable if I tore the house down to soon. They do have up to two years to file. And you know it would help if you would condemn it. I have asked the fire department and the City and two City Managers and they won't do it.

Mr. Sullivant stated that's what we are here for.

Mr. Birkhead asked got this through the auction ? What for may I ask ?

Mr. Hogan replied I told Donna that I was going to clean it up she had asked me about it and a couple of people are interested in the old house. I'm not. One of them asked me for a couple of months and he would pay me to move it off the lot.

Mr. Birkhead stated what I mean is are you working on it right now ?

Mr. Hogan replied sure I want it cleaned I don't like it the way it is. For 12 years I have been working on this place on trying to get rid of it and finally I got it.

Mr. Birkhead asked how much time do you think you need, to see if you can find someone that wants the house and move it off or what ever. Because you know it can be kind of expensive to tear it down you know.

Mr. Hogan replied sure I know it can be. Donna had told me around \$ 1500.00 dollars or so. And I thought sure so what would be the actual cost the City would pay to haul it off.

Ms. Doty stated they have changed their prices since we talked.

Mr. Hogan asked what would the estimate be on tearing it down at this time ?

Ms. Doty stated around \$ 3000.00 dollars.

Mr. Birkhead asked how do they figure just how much it will cost to do a house like this one ? Roy would you know ?

Mr. Lewis replied \$ 10 dollar and 50 cents per yard for dumping fees and so much an hour for machinery and personnel and that sort of thing. I get a list from the crew on how much time they spent and how many loads they had to dump.

Mr. Birkhead stated it would not take them very long. Maybe a couple of hours at the most.

Mr. Lewis replied it would depend on the size of the house.

Mr. Sullivant stated would you like to have some time .

Mr. Hogan replied yes sir I do own the place and I would like so time because 3000.00 dollars is 3000.00 dollars you know. And I would like 6 months.

Mr. Birkhead stated do you think it a good possibility that someone wants the place and will come

in and move the house.

Mr. Hogan replied oh I know that right now there are at least two people that want the place and are now looking for a place to put the house once they buy it from me. One man wants to make a work shop out of the place. And that is out in the country as far as I know.

Mr. Birkhead stated he has no problem with the 6 months time limit because if he wants it down it will be down.

Ms. Doty stated don't you think 6 months is a little long ?

Mr. Hogan replied well Donna I'll be honest with you if I can do it in 3 months then I will because I want it gone. One of the goals for this year was to get that property cleaned completely up this year. And since the City has not acted in 12 years so all I'm asking is 6 months.

Mr. Sullivant asked do I hear a motion on this ?

Mr. Goldsworthy stated I make motion that we allow 6 months to have the building removed.

Ms. Doty stated or demolished.

Mr. Hogan stated if it doesn't look like in 6 months I'll just call and get on the demolish list.

Ms. Williams stated we have to require people to have workmen-comp and stuff like that so it's more expensive if we were going to contract it out. We would have to wait awhile once it's on the demolition list so it can be done in house, so you might be more successful in finding someone yourself.

Mr. Sullivant stated we have a motion, do we have a second ?

Mr. Birkhead stated he would second.

AYES: ALL, NAYS: NONE, ABSENT: Jan, Thomas, ABSTENTIONS: NONE

Any other business that needs to come before this board.

Mr. Sullivant stated we have N. Dixon Tony Seed and Feed what do we have there.

Mr. Lewis replied well at the last meeting we gave him x amount of days to tear down the old building down at the end of Dixon St. And the comment was made that if they couldn't do it within that time to have them come back and see where they stand.

Mr. Sullivant asked Larry Henngan what is it that you want to do about this ?

Mr. Hennegan replied I'm here to find out some options that we may have at this time.

Mr. Lewis stated you know I had a thought about this the other day, you know there is that construction going on there for the bridge over the rail road tracks. Maybe you could work out some kind of a deal with them to haul it off.

Mr. Hennigan replied you know I thought about that too. Is there any rules or ordinance in the City about burying that stuff.

Mr. Lewis stated I would have to check with Jim Gray on that one because I don't know.

Mr. Hennigan stated I do believe they did at the old compress at one time.

Mr. Lewis replied I believe your right on that but I also think they had to go back and dig it up because it's not allowed. I think it was wood not cement.

Mr. Sullivant stated why don't we skip on over to the next one while Nancy goes and check on this one.

Mr. Sullivant stated 314 and 316 W. Scott ST.

Mr. Lewis stated this is the old Kentz estate, Mr. Hennesy was trying to buy the place. We had invited him here to tell us what he was going to do with it and as you can see he is not here at this time. I have received this letter here from the attorney stating the deal is still not closed.

Mr. Goldsworthy stated is that the two story, I make a motion to tear it down.

Mr. Birkhead stated is that the one that use to be an old hotel.

Mr. Lewis replied yes.

Mr. Sullivant asked is that the one along North Weaver St.

Mr. Lewis replied yes and the next one is on the corner of Weaver and Scott. He has been in there cleaning up but he has not actually made any improvements except to get the lights on there.

Ms. Doty asked what was our last motion on this property ?

Mr. Goldsworthy replied I think the last time we talked about this the sale was still pending and we allotted sometime for that to happen where he could start making the improvements.

Mr. Lewis stated that Mr. Barnheart is handling it for Mr. Hennesey. They are in the process of preparing the title documents and transferring the title over to Mr. Hennesey. Remember it was

hung up over some back taxes at one time.

Mr. Goldsworthy asked is that building, I'm talking about the two story is the one I'm talking about now, can you realistically go in and fix it up.

Mr. Birkhead stated the one over on Weaver is the old two story. The on Scott is the old BBQ place.

Mr. Lewis stated the last time I talked to Mr. Hennesey he was going to make that into a duplex maybe. The one over on Scott St. he wanted to take the part that used to be a BBQ place and make a hamburger place out of it. And the other side he wanted to make into a car detailing shop.

That is the last thing I heard from him. I'm sure he didn't come today because they haven't finished signing the title. If you would like I can ask him to come back next time.

Mr. Sullivant stated well he needs to decide what it is that he is going to do.

Mr. Birkhead stated I don't think he is going to do anything with it.

Mr. Sullivant stated let's just put it back on the next meeting.

Mr. Goldsworthy stated if he doesn't show up next time we're tearing it down.

Ms. Williams stated I have an answer to your question. Yes the Solid Waste Ordinance does prohibit the burying of construction materials which concrete or cement would be considered to be. Any place other than a solid waste facility or a land fill it is prohibited.

Mr. Hennegan stated that is sure going to be a lot to haul off.

Mr. Lewis stated that's why I thought making a deal with that construction company would be good, because they must have somewhere to haul that stuff off.

Mr. Hennegan asked what is the difference in burying and putting it in a landfill ?

Mr. Birkhead replied I don't think there is a lot of rhyme or reason as to what a lot of the EPA requirements now days. They are just trying to clean up the ground is what they are doing.

Ms. Williams stated we are kind of between a rock and a hard place with the EPA because if we don't enforce what they tell us we have to enforce then they can fine us for not doing it.

Mr. Hennegan stated you know talking about a rock and a hard place. The company that owns that building they are financially broke. They have no money. They have been out of business since the tornado went through.

Mr. Sullivant stated and the building is in the name of that company.

Mr. Hennegan replied in Texo- Fertilizer, yes.

Mr. Sullivant stated it looks like to me that the City is going to get the pleasure of. Tearing it down.

Mr. Hennegan stated I have been working down there myself cleaning the inside out. There was a lot of partition walls in there and the metal junk iron and stuff like that. I have been down there every chance I get, I can't do it full time, I have a business to run.

Mr. Birkhead stated we understand that and with what has been inside that building over the years I'm not even sure that a landfill would even take it.

Mr. Hennegan replied about the only thing that has been in there is fertilizer or since we had it the last 20 some odd years.

Mr. Birkhead asked what all has been in there ?

Mr. Lewis replied I think the Gainesville Foundry had it at one time.

Mr. Hennegan stated years ago it used to be the old cotton oil mill. I believe it was the cotton oil mill when it burnt down. I know it was before my time but I do know it was a cotton oil mill.

Mr. Lewis stated that 20 years ago when I got out of the Army a friend of mine that work for the foundry said they had that place until they moved further up on Weaver St.

Mr. Sullivant stated I think the bottom line is that the company is broke they don't have any responsibility for it. I'm just not sure that trying to collect the tearing down fees are going to be worth it. Question is do we want to proceed on the demolish or demolish at their own expense.

Ms. Williams asked do they own the real property, what I mean is the property under the building. How much land are we talking about ?

Mr. Hennegan replied I believe it is a little over 2 acres.

Mr. Birkhead stated I believe your right.

Mr. Hennegan asked where would the closest landfill be ?

Ms. Williams replied I think the closest might be Denton County.

Mr. Lewis replied I know we are using the one in Farmers Branch at this time.

Ms. Williams stated you may want to talk to Jim Gray.

Mr. Birkhead stated may be we should get Jim Gray in here before we make any recommendation on this property. He could be here or maybe you could review it with him.

Ms. Doty stated I recommend that we bring it up on the next agenda and in the mean time you'll discussed what are options are. You might even check with the construction company that you referred to Roy. And see if there is any way they could work with the City on this.

Mr. Birkhead stated well what ever we do it is going to be expensive.

Ms. Browning asked would you like for me to have Jim Gray at the next meeting or try to.

Mr. Birkhead replied well yes, but if we could or Roy would you like to just go visit with him and you'll go out there and look at the building and estimate how many yards there might be that we are talking about, and hard it is going to be to tear down ?

Mr. Hennegan stated there is about 15,000.00 yards there. I have already talked to someone that is in that business.

Mr. Sullivant stated the staff can put this back on the agenda for next time.

Mr. Sullivant stated the next thing is 1012 Oxford St.

Mr. Lewis stated you'll have already seen this, I got a call from Liberty Bank a couple of weeks ago which are the people that lent the money to Kinnamon Homes to build the house. They are going to foreclose on it in bankruptcy court the fourth of next month (Sheriff sale on the Gainesville Court House steps) we found this out the end of February the last week of the month. And they have told me that they have someone lined up to buy and to finish it out. And there was a representative from the bank down here looking at it too.

Ms. Williams stated well it would certainly be in the banks interest to do that so that it does not deteriorate any further.

Mr. Lewis stated before we get to Rusk ST. I think it was our last meeting that we had 800 N. Clements and we asked Mr. Laster here to tell us what the status was on this property. He called me a little while ago and he does have it sold to James Payrot and the papers are being prepared with Russell Dunking so we should be getting a permit on it pretty quick.

Mr. Lewis stated this one at 111 N. Rusk St. it's the old hotel up here behind Dustin's Office Supply shop. The north wall looks like it's about to fall out of it and the west wall does not look a whole lot better and it's really just a fire trap and it's not up to any kind of codes to speak of and it does still have a bunch of people living there. I don't know how to get them out of there first of

all, even if we wanted to condemn it.

Ms. Williams stated I believe we have the power to order a place vacated but don't we first have to find the problem with the property ? Which means you need to just do what you always do.

Mr. Birkhead stated 10 or 12 years ago they stuccoed the outside and they covered up a big old sign. Do you remember that thing it said rooms for a dollar a day.

Mr. Lewis replied well part of the trouble is that part of the stucco is trying to fall off the building. Someday I will try to get Don Blanton the Fire Marshall and Robert Walterscheid the Environmental Health-Reg. San. man to go with me, then if they turn us away I'll be wanting an inspection warrant.

Ms. Williams stated you'll be sure focus on those things that might be violations and would be hazardous to the occupation.

Mr. Sullivant stated okay is there anything further. Then I declare this meeting adjourned at 5:10 p.m.