

BUILDING AND STANDARDS COMMISSION
May 9, 2011

MEMBERS PRESENT:

Randall Wilder
Doug Stockford
David Field
Arthur Snyder

STAFF PRESENT:

Mike Morrissey, Code Compliance Supervisor
J'ainene Lowing, Administrative Assistant
Todd Sukup, Building Inspector
Lori Dees, Environmental Health Manager

The meeting was called to order at 4:00 p.m. by Arthur Snyder who explained the purpose and authority of the Building and Standards Commission.

First on the Agenda was the reading and approval of the minutes from the March 7, 2011 meeting. Randall Wilder moved to approve the minutes. Second was made by Doug Stockford. Motion carried unanimously.

Second on the Agenda was Item #11-015, 801 North Tennessee Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is David Anderson. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 120 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Mr. Morrissey informed the commission that this property was previously brought before the Board on December 13, 2010. Order number 10-030 was issued on that date which allowed a 60 day time period for the owner to secure the permits and have the work completed within 90 days or to have the structure demolished within 30 days. As of April 26, 2011 the owner has not made any substantial progress toward compliance with the Order with no permits either being applied for or obtained.

David Anderson stated that he is working to obtain permits and drawings and plans have been turned in.

Kent Spurgin, Spurgin and Associates Architects, stated that he has been working with Cross Engineering for the last several months. Due to some family health matters with Mr. Anderson's family. Mr. Spurgin stated that under the opinion of City Staff they would like to bring the outer shell of the building up to code and then they would work on the interior. Mr. Spurgin stated that they believe they can obtain the permit within 30 days and have the work completed in 120 days.

Randall Wilder moved that the Order of #10-030 be revised and that the owner of the property must obtain a proper building permit within 30 days and have the work completed and inspected within 120 days or that the owner must obtain a demolition permit, have the lot cleaned and graded with proper drainage within 30 days of the Order. If construction is not complete within 120 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Doug Stockford. Motion carried unanimously.

Third on the Agenda was Item #11-016, 801 Jefferson Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Dagoberto & Graciela Esquivel. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

David Field moved that the owner of the property must obtain a proper building permit within 30 days and have the work completed and inspected within 90 days or that the owner must obtain a demolition permit, have the lot cleaned and graded with proper drainage within 30 days of the Order. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Order that the property be vacated immediately. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structures, clean and grade the lot and establish a lien on the property. Second was made by Randall Wilder. Motion carried unanimously.

Fourth on the Agenda was Item #11-17, 1204 North Bradley Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Joe & Mary Rodriguez. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Doug Stockford moved that the owner of the property must obtain a proper building permit within 30 days and have the work completed and inspected within 90 days or that the owner must obtain a demolition permit, have the lot cleaned and graded with proper drainage within 30 days of the Order. Order that the owner vacate the property immediately and remove all existing junk, trash and debris and address all accessory structures that exist on the property. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Randall Wilder. Motion carried unanimously.

Fifth on the Agenda was Item #11-018, 716 North Kentucky Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the commission that the item has been removed. The house has been rehabilitated and a Certificate of Occupancy was issued prior to the meeting.

Sixth on the Agenda was Item #11-019, 506 Jefferson Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Jeannie R. Fox. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Jeannie Mounger, formally Jeannie Fox, 1903 Paris St, Melissa, Texas stated that she is the owner of the residence. Ms. Mounger stated that she has the engineering plan and design plan. Ms. Mounger would like 120 days to complete the work.

Randall Wilder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 120 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. If construction is not complete within 120 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structures, clean and grade the lot and establish a lien on the property. Second was made by Doug Stockford. Motion carried unanimously.

Seventh on the Agenda was Item #11-020, 907 East Standifer Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Rember Alexander Palma. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Doug Stockford moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structures, clean and grade the lot and establish a lien on the property. Second was made by Randall Wilder. Motion carried unanimously.

David Field moved to adjourn the meeting. Second was made by Randall Wilder. The meeting was adjourned at 5:40 p.m.

Arthur Snyder
Board Member